THIS INSTRUMENT PREPARED BY INFORMATION & DIRECTION FROM THE PARTIES

This Instrument Prepared by:
Hollingshead & Associates, PLLC
1720 West End Ave., Suite 403
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0.00-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/02/2024

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1095719 DEEDQC
01/30/2024 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240130-0006359

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Bruce John Sikora, Trustee 45 Springfield Avenue Summit, NJ 07901	Bruce John Sikora, Trustee 45 Springfield Avenue Summit, NJ 07901	034-03-0B-203.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Bruce J. Sikora, a single man,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Bruce John Sikora, Trustee of the Bruce John Sikora Living Trust dated December 13, 2023, and any amendments thereto**, hereinafter referred as Grantee, its heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 203 of Phase 2 (aka Building 2), Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199; and Instrument No. 20050829-0103075, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Amendment to Master Deed of record in Book 7845, Page 540, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bruce J. Sikora, a single man, by Warranty Deed from Larry D. Woolf and wife, Darlana K. Woolf, dated March 24, 2017 and recorded March 28, 2017 in Instrument No. 20170328-0029934, said Register's Office.

Property known as: 203 Churchill Xing, Madison, TN 37115

Witness my hand this the 10 day of JANUARY, 2024.

Bruce J. Sikora

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bruce J. Sikora,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of January, 2024.

Notary Public
My Commission ~~Expires~~:

PAULINA F JIMENEZ LEON
Notary Public
State of New Jersey
My Commission Expires Oct. 1, 2028
I.D.# 2458975

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/10/2024.

Kimberly Hollingshead, Esq.

01/30/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023. 2024 EM

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY