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: 05/03/2027

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
20240130-0006360

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	034-01-0F-023.00

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, individually,** 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. 23 of Cobblestone II Townhomes, created under Title 66 Section 27-101 et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160401-0031281, amended in Instrument No. 20160929-0102734, and as corrected in Scrivener's Affidavit in Instrument No. 20170501-0042305, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Cobblestone II Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20160401-0031281 and as corrected in Scrivener's Affidavit in Instrument No. 20170501-0042305, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Bruce J. Sikora, individually, by Warranty Deed from Hyneman Rental Company, LLC, dated June 23, 2017 and recorded June 27, 2017 in Instrument No. 20170627-0064380, said Register's Office.

Property known as: 144 Cobblestone Place Drive, Goodlettsville, TN 37072

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.# 2458375

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