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
20240130-0006361

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Bruce John Sikora, Trustee
45 Springfield Avenue
Summit, NJ 07901

SEND TAX BILLS TO:
Bruce John Sikora, Trustee
45 Springfield Avenue
Summit, NJ 07901

MAP & PARCEL
052-01-0C-005.00

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, unmarried,** 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 the 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of Neely's Chase, a Planned Unit Development, of record in Plat Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bruce J. Sikora, unmarried, by Special Warranty Deed from Prudential Relocation, Inc., a Corporation organized and existing under the laws of the State of Colorado, dated November 19, 2009 and recorded April 7, 2010 in Instrument No. 20100407-0025909, said Register's Office.

Property known as: 827 Neelys Chase Drive, 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.# 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

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY