Karen Johnson Davidson County
Batch# 1106487 DEEDQC
03/01/2024 11:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240301-0014328

EXEMPT PURSUANT TO T.C.A. Code 67-4-409 (3)(A)(i)

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Kurt A. Rutkowski and Zulema Quinones Vega 4059 Lake Parkway Hermitage, TN 37076

Order Number: C-TN880618

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kurt A. Rutkowski, married to Zulema Quinones Vega** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Kurt A. Rutkowski and Zulema Quinones Vega, Husband and Wife** whose address is 4059 Lake Parkway, Hermitage, TN 37076, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 14 on the Plan of Lake Park Section One, of record in Plat Book 4175, Page 134-135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the plat of record in Plat Book 4175, Page 134-135, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4429, Page 577 and Amendment recorded as Book 4516, Page 751, Register's Office for Davidson County, Tennessee, together with all amendments thereto; Charter of Lake Park Homeowners Association recorded as Book 4669, Page 746, Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association, Inc., recorded as Book 9949, Page 538, Register's Office for Davidson County, Tennessee
Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 098 01 0 029.00
Street address of property: 4059 Lake Parkway, Hermitage, TN 37076

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190329-0028379 in the Register's Office, Davidson County, Tennessee.

Signed this 8 day of FEBUARY, 2024

Signature of Grantor(s):

Kurt A. Rutkowski

Zulema Quinones Vega

STATE OF TN, COUNTY OF Rutherford SS:

BE IT REMEMBERED That on this 8 day of February, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kurt A. Rutkowski, and Zulema Quinones Vega known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Rutherford

On February 8, 2024 before me, Karen Siguenza.
DATE NAME OF NOTARY PUBLIC

personally appeared Kurt A Rutkowski and Zulema Quinones Vega.
NAME OF SIGNERS(S)

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

KAREN SIGUENZA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY SEAL

SIGNATURE OF NOTARY

My commission expires: 04/20/2027

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Quit claim deed.
Title of Document

County Parcel Number: 098 01 0 029.00
Street address of property: 4059 Lake Parkway, Hermitage, TN 37076

Oath of Consideration

I or we, Kurt A. Rutkowski, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 8 day of FEBUARY, 2024

Signatures of Affiant(s):

Kurt A. Rutkowski

Sworn and subscribed before me this 8 day of FEBU.17, 2024.

Notary Public

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Rutherford

On February 8, 2024 (DATE) before me, Karen Siguenza (NAME OF NOTARY PUBLIC)

personally appeared Kurt A. Rutkowski (NAME OF SIGNERS(S))

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

KAREN SIGUENZA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY SEAL

SIGNATURE OF NOTARY

My commission expires: 06/20/2027

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Quit claim deed
Title of Document

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 2/8/2024 (date of document).

Affiant Signature

2/29/2024

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

