Karen Johnson Davidson County
Batch# 1117396 DEEDQC
04/02/2024 02:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240402-0023093

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 Inc 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Cameron P. Koziarz and Michelle R. Koziarz 17 B Belle Forrest Avenue Nashville, TN 37206

Order Number: C-TN882198

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Cameron P. Koziarz and Michelle R. Koziarz , fka Michelle R. Dillon, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Cameron P. Koziarz and Michelle R. Koziarz, Husband and Wife,** whose address is 17 B Belle Forrest Avenue, Nashville, TN 37206, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit B of Belle Forrest Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Belle Forrest Cottages, a Horizontal Property Regime with Private Elements, of record-as Instrument No. 20140730-0067965, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Belle Forrest Cottages a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140730-0067965, and Bylaws appended thereto as Exhibit said Register's Office, are incorporated hereby reference and made a part hereof-the same as though copied herein for a more complete identification and description of said Unit.

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 as shown on the plat of record in Plat Book 1424, Page 73, Instrument No. 20140730-0067965, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Subject to restrictions of record in Instrument No. 20140730-0067965, said Register's Office.

Subject to bylaws of record in Instrument No. 20140730-0067965, said Register's Office.

Subject to charter of Belle Forrest Cottages Corporation of record in Instrument No. 20140911-0083308, said Register's Office.

Subject to easements of record in Book 4084, Page 617, Instrument No. 20140114-0003779, said Register's Office.

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: 072 14 0X 002.00
Street address of property: 17 B Belle Forrest Avenue, Nashville, TN 37206

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170912-0093195 in the Register's Office, Davidson County, Tennessee.

Signed this 29 day of March, 2024.

Signature of Grantor(s):

Cameron P. Koziarz

Michelle R. Koziarz

Michelle R. Koziarz,
fka Michelle R. Dillon

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 29th day of March, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Cameron P. Koziarz and Michelle R. Koziarz, fka Michelle R. Dillon 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

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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.

County Parcel Number: 072 14 0X 002.00
Street address of property: 17 B Belle Forrest Avenue, Nashville, TN 37206

Oath of Consideration

I or we, Cameron Koziarz, 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 29 day of March, 2024

Signatures of Affiant(s):

Cameron Koziarz

Sworn and subscribed before me this 29th day of March, 2024

Notary Public

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 3/29/2024 (date of document).

Affiant Signature

4/2/2024

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 2 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

