Karen Johnson Davidson County
Batch# 1118806 DEEDQC
04/03/2024 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023650

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--0.00

John Bartnicki, Grantor, Affiant

Subscribed and sworn to before me, this 3rd day of March, 2024.

Notary Public
My Commission Expires: July 27, 2026

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Bartnicki and Debra L. Bartnicki; Trustees of the Living Trust of John and Debra Bartnicki 303 Roling Mill Road Old Hickory, TN 37138	SAME	054140011.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John Bartnicki, and wife, Debra L. Bartnicki, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John Bartnicki and Debra L. Bartnicki, Trustees of the Living Trust of John and Debra Bartnicki, established by the Trust Agreement dated March 3, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage

and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 3rd day of March, 2024.

John Bartnicki

Debra L. Bartnicki

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Bartnicki and Debra L. Bartnicki, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of March, 2024.

My Commission Expires: July 27, 2026

Notary Public

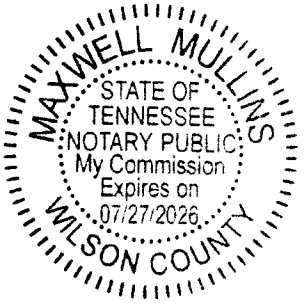


EXHIBIT A

Legal Description

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 68 on the Plan of Brandywine Farms, Section II, a plat of which is of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 68 fronts 135.0 feet on the northeasterly side of Rolling Mill Road and extends back 199.2 feet on the northwesterly line and 345.7 feet on the southeasterly line, to an irregular line in the rear on which it measures 224.3 feet.

Being the same property conveyed to John Bartnicki, and wife, Debra L. Bartnicki, by warranty deed from Dillon Heath and Kristi Heath, dated February 24, 2022, and of record in Instrument No.20220228-0022599, Register's Office for Davidson county, Tennessee.

Certificate of Authenticity

I, Matthew Mullins, 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 4/3/24.

Date

Affiant Signature

4/3/24
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

My Commission Expires: 7/27/26
Date

Notary's Seal (if on paper)

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY