Karen Johnson Davidson County
Batch # 1122712 DEEDQC
04/15/2024 10:03:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240415-0026548

THIS INSTRUMENT PREPARED BY:
Autumn Bawiec
2077 Westchester Drive
Nashville, Tennessee 37207

RETURN INSTRUMENT AND FUTURE TAX BILLS TO:
Autumn Bawiec
2077 Westchester Drive
Nashville, Tennessee 37207

QUITCLAIM DEED

(T.C.A. § 66-5-103(2))

Parcel Identification Number: 050020C05000CO

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Autumn Bawiec, an unmarried woman, with an address of 2077 Westchester Drive, Nashville, Tennessee 37207, County of Davidson (the "Grantor"), hereby quitclaims unto Autumn Bawiec, an unmarried woman, with an address of 2077 Westchester Drive, Nashville, Tennessee 37207, County of Davidson and Diane G Bawiec, a married woman, with an address of 19150 N Lousandra Drive, Maricopa, Arizona 85138, County of Pinal, as joint tenants with right of survivorship (collectively, the "Grantees"), all of Grantor's right, title, interest, and claim in or to the real property located in Davidson County, Tennessee, described as follows (the "Property"):

> Lot No. 50 Thornton Grove PUD, Phase 1A, of record in Instrument No. 20210429-0057319, Register's Office for Davidson County, Tennessee.
>
> Being one and the same as the property conveyed by the Special Warranty Deed recorded Instrument No. 20210429-0057319 in the records of Davidson County, Tennessee, on April 28, 2021.
>
> The above-described property is unimproved property known as: 2077 Westchester Drive, Nashville, TN 37207

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantees with no express or implied warranty of title.

Signed by the Grantor, Autumn Bawiec, on April 11, 2024.

Autumn Bawiec

STATE OF TENNESSEE
CITY/COUNTY OF Davidson

On this 11th day of April, 2024, before me personally appeared Autumn Bawiec, to me known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in City/County of Davidson, State of Tennessee, this 11th day of April, 2024.

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 01/11/2026

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.00 dollars.

Affiant

Subscribed and sworn before me, this 11th day of April, 2024.

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 01/11/2026