Karen Johnson
Batch # 1135511
05/16/2024 08:05:37 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240516-0036120

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard, PLLC** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 *No independent title examination was conducted in the preparation of this Deed. The preparer makes no representation as to the status of the title or the accuracy of the description.*	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration for this transfer is: **$0.00**. **Affiant** Subscribed and sworn to before me, this 14th day of May 2024. NOTARY PUBLIC My Commission Expires: July 7, 2025

TARYN ANDERSON BUFFALOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

QUITCLAIM DEED

ADDRESS NEW OWNERS AS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Darius & Katherine Rybinski **7208 Green Meadows Lane** **Nashville, TN 37221**	**SWBC Mortgage** **931 San Pedro Ave., Ste. 10** **San Antonio, XT 78216**	**142-10-0-107.00**

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARIUS L. RYBINSKI AND KATHERINE N. RYBINSKI (F/K/A KATHERINE S. NYQUIST)** ("GRANTORS") have bargained and sold, and by these presents do transfer and convey unto **DARIUS L. RYBINSKI AND KATHERINE N. RYBINSKI, HUSBAND AND WIFE** ("GRANTEES"), their heirs, successors and assigns, all of their right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Green Meadows Subdivision, Section Two of record in Plat Bok 5210, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darius L. Rybinski and Katherine S. Nyquist, both unmarried, as Tenants in Common with the Right of Survivorship by Warranty Deed from Brandon McBride, married, of record in Instrument No. 20200804-0086240, Register's Office for Davidson County, Tennessee. The said Darius L. Rybinski and Katherine S. Nyquist have since married and Katherine S. Nyquist is now known as Katherine N. Rybinski.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **7208 GREEN MEADOWS LANE NASHVILLE, TENNESSEE 37221**

Witness my/our hands this the 14th day of May 2024.

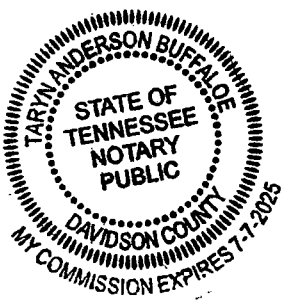
Darius L. Rybinski

Katherine N. Rybinski
f/k/a Katherine Stone Nyquist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darius L. Rybinski and Katherine N. Rybinski** the within named Grantors, 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, this the 14th day of May 2024.



Notary Public
My Commission Expires: July 7, 2025

RETURN RECORDED DEED TO:
Darius and Katherine Rybinski
7208 Green Meadows Lane
Nashville, TN 37221