Karen Johnson Davidson County
Batch# 1154091 DEEDQC
07/03/2024 12:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240703-0050344

AFTER RECORDING RETURN TO:
Boston National Title
400 Rouser Road
Coraopolis, PA 15108
File No. TN24108571

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 114-07-0B-103-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 5th day of June, 2024, by and between **Taylor Elizabeth Kosek and Andrew James Kosek, formerly wife and husband, now divorced,** residing at 1104 Wildwine Court, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Taylor Elizabeth Kosek, an unmarried person,** residing at 1104 Wildwine Court, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE HUNDRED FIFTY THREE THOUSAND NINETY SIX and 50/100 ($153,096.50) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1104 Wildwine Court, Nashville, TN 37209

Being that parcel of land conveyed to Taylor Elizabeth Kosek and Andrew James Kosek, wife and husband from Kimsey Sloane Cavitt Logue and Charles David Logue, Jr., wife and husband by that Deed dated 11/12/2019 and recorded 11/15/2019 in Official Records Document No. 20191115-0118165, of the Public Records of Davidson County, TN.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Andrew James Kosek

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Andrew James Kosek** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 5th day of June, 2024.

Notary Public

My Commission expires: Nov. 6, 2024

RITA HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Taylor Elizabeth Kosek

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Taylor Elizabeth Kosek** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 27th day of June, 2024.

Karen R. Campbell
Notary Public

My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Andrew J. Kosek

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 5th day of June, 2024.

Notary Public
My Commission Expires: Nov. 6, 2024

RITA HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

Name and address for person(s) responsible for taxes:

Taylor Elizabeth Kosek
1104 Wildwine Court
Nashville, TN 37209

Name and address of property owner:

Taylor Elizabeth Kosek
1104 Wildwine Court
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

A 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. 91 on the Plan of Section Four, Westchase of record in Plat at Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This Conveyance is Subject To:

(1) Taxes for the year 2020, and subsequent years; (2) all matters on the Plan of PUD Boundary, Westchase of record in Book 9700, Page 521; (3) all matters on the Plan of Section Four, Westchase, of record as Instrument Number 20040204-0013784; (4) Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20021126-0146387; (5) 100' - TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998; (6) Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Registers Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998; (7) Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Registers Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998; (8) Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484 at Page 315, Registers Office for Davidson County, Tennessee. The location of the cemetery is set forth on the survey by H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998; (9) Agreement for Dedication of Sewer Line Easement of record as Instrument Number 20021028-0131574; (10) Agreement for Dedication of Public Utilities Easement of record as Instrument Number 20021104-0134795; (11) Agreement for out conveyance to Karl F. Haury, Jr., of record in Instrument Number 20021028-0131572; (12) Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20050509-0052106; (13) Conveyance of common areas to Westchase Property Owner's Association, Inc., of record in Instrument Number 20060921-0117333; (14) Grant of Easement to Comcast of Nashville 1, LLC, of record in Instrument Number 20100219-0012994; (15) Rules and Regulations of record in Instrument Number 20151210-0124243 and Instrument No. 20160308-0021966; (16) Subject to rights of others in and to the common areas and/or elements; (17) All visible easements; (18) All applicable governmental and zoning regulations.

Parcel ID Number: 114-07-0B-103-00

Property commonly known as: 1104 Wildwine Court, Nashville, TN 37209