****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1172090 DEEDQC
08/19/2024 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240819-0063586

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:

Donna Lynn Janowiak
Frances J. Tidwell
3024 Patrick Pl Cir.
Clover, SC 29710

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me
this 19th day of August, 2024.

NOTARY PUBLIC
My Commission Expires: 6/22/2027

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Map/Parcel:
117 11 0J 0345.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Donna Lynn Janowiak, married**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Donna Lynn Janowiak, married and Frances J. Tidwell, unmarried, as tenants in common with right of survivorship,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 19th day of August, 2024.

Donna Lynn Janowiak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Donna Lynn Janowiak** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2024.

Notary Public
My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2024-0607

A certain condominium located in Davidson County, Tennessee, being Unit No. 345 of THE HILLMONT CONDOMINIUMS, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing THE HILLMONT CONDOMINIUMS of record in Instrument Number 20040209-0015685; re-recorded in Instrument No. 20040212-0017074 as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Donna Lynn Janowiak, a married woman and by Warranty Deed from Miah Park Bock and John S. Bock, wife and husband, dated July 31. 2024, of record in Instrument No. 202408060059786, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/19/24 (date of document).

Affiant Signature

8/19/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON