This Instrument Prepared, without the benefit of a survey or Title Opinion, By:
Samuel Blink, Attorney at Law
MIDTOWN LEGAL, LLC
102 Hartmann Dr., Ste. G321
Lebanon, TN 37087

ADDRESS NEW OWNER:
Ritas Ziupsyns
4004 Hoggett Ford Rd.
Hermitage, TN 37067

Karen Johnson
Batch # 1182543
09/17/2024 02:52:59 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240917-0072040

SEND TAX BILL TO:
CapStar Bank
2002 Richard Jones Road
Suite A300
Nashville, TN 37215

MAP/PARCEL NUMBERS:
097-02-0A-247 00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Christopher T. Reinertsen, a married man, hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and conveys, remises, releases and forever quitclaims unto Ritas Z. Ziupsnys, a married man, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 247 on the Plan of the Final Plat of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat at Instrument No 20110630-0050230, 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 Courtney Pare, an unmarried woman by Warranty deed from Shana Davis, an unmarried woman of record in Instrument No. 20200226-002154 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded February 26, 2020.

Being the same property conveyed to Ritas Z. Ziupsyns, a married man, and Christopher T. Reinertsen, a married man, as tenants in common, by Warranty deed from Courtney Pare, an unmarried woman of record in Instrument No. 20230807-0061126 Register's Office for Davidson County, Tennessee, dated August 3, 2023 and recorded August 7, 2023.

This is improved property known as 4002 Hoggett Ford Rd., Hermitage, TN 37076. Subject Property having never been the marital residence of the Grantor herein.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations, and other matters of public record that may affect the premises.

GRANTOR, by this Quit Claim Deed, is simply transferring, conveying, and releasing to Grantee whatever interest, if any, that Grantor has in or concerning the Property. The Grantor makes no promises as to ownership, title, interest, or to the legal effect of this Deed.

WITNESS our hands this the 27th day of August, 2024.

Christopher T. Reinertsen

STATE OF Colorado)
COUNTY OF Douglas)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Christopher T. Reinertsen, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2024.

NOTARY PUBLIC

My Commission Expires:

06-20-2028

CHRISTINE CARL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244023322
MY COMMISSION EXPIRES 06/20/2028

Grantor and Grantee acknowledge that Attorney Samuel Blink is not serving in any capacity as a closing agent pursuant to the provisions of Section 6045(e) of the Internal Revenue Code.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BASED ON A LEGAL DESCRIPTION PROVIDED BY THE PARTIES HEREIN AND THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF LEGAL TITLE TO THE SUBJECT REAL PROPERTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

