Karen Johnson
Batch # 1198531
10/30/2024 09:06:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241030-0083319

STATE OF ~~MARYLAND~~ Tennessee)
COUNTY OF ~~Howard~~ Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0.

Pauline M Nowicki
Affiant

Subscribed and sworn to before me on this 24 day of October, 2024.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/25

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Pauline M. Nowicki 605 Cedar Crest Dr. Nashville, TN 37209	New owner	114 08 0A 010.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lesley Victoria Schiffman, (child and intestate heir of Joseph L. Schiffman) hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Pauline Nowicki, hereinafter called the Grantee(s), her successors and assigns, all her right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Cedar Crest Subdivision - Phase I, of record in Book 6900, page 284, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph L. Schiffman and Pauline M. Nowicki, by deed from Bailey Mortgage Company, of record in Book 7722, Page 738, Register's Office for Davidson County, Tennessee. The said Joseph L. Schiffman having died intestate, his estate probated in Davidson County, Tennessee, Docket # 07P-462.

This is improved property known as 605 Cedar Crest Dr., Nashville, TN 37221 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Gregory Josh Talkington, spouse of Lesley Victoria Schiffman, signs to quitclaim his interest, if any, to the property to Grantee(s).

WITNESS our hands this 19 day of October, 2024.

Lesley Victoria Schiffman

Lesley Victoria Schiffman

Gregory Josh Talkington

Gregory Josh Talkington

STATE OF MARYLAND)
COUNTY OF Howard)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lesley Victoria Schiffman and Gregory Josh Talkington with whom I am personally acquainted (or who 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 19 day of October, 2024.

Notary Public

My Commission Expires:

Paul Eunzoon Yang
NOTARY PUBLIC
HOWARD COUNTY
STATE OF MARYLAND
My Commision Expires June11, 2028

This deed was prepared from information provided by the parties. No title search or survey was completed