THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 8th day of November, 2024. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: John J. Dziak, Tula Dziak and Malina Dziak 1127 Vista Hill Rd Canonsburg, PA 15317	Send Tax Bills To: New Owner	Tax Information: 043-09-0-182.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Malina Ann Dziak, an unmarried woman and Nicco Mastrangelo, an unmarried person, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **John J. Dziak and Tula Dziak, husband and wife and Malina Ann Dziak, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, all of their interest in the following land:

Being Lot No 15, Block "C", on the Map of Woodlawn Estates, as of record in Book 843 Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the Northerly side of Dupont Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Malina Ann Dziak , an unmarried woman and Nicco Mastrangelo, an unmarried person, as joint tenants with right of survivorship from Joseph Spicer and Junita Spicer, husband and wife by Warranty Deed recorded on March 5th, 2021 in Instrument No. 20210305-0028920, Register's Office of Davidson County, Tennessee.

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.

[Signature Pages to Follow]

Karen Johnson Davidson County
Batch # 1203250 DEEDQC
11/12/2024 11:26:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20241112-0087698

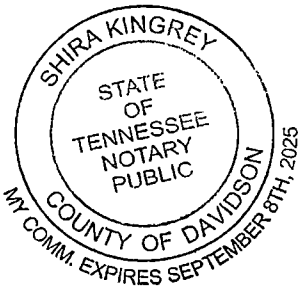
IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November 2024.

Nicco Mastrangelo

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, **Nicco Mastrangelo**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of November 2024.



Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of November 2024.

Malina Ann Dziak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named, **Malina Ann Dziak**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7 day of november 2024.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025