Karen Johnson
Batch # 1282055
06/06/2025 12 26 56 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250606-0044726

THIS INSTRUMENT WAS PREPARED BY:

FLEXER LAW PLLC
Lewis A. Williams, Esq.
1900 Church Street, Suite 400
Nashville, Tennessee 37203

QUITCLAIM DEED

FROM: STEPHEN DMYTRO LEBIEDZINSKI

Map-Parcel No. 075-04-0-139 00

TO JANA LYNN LEBIEDZINSKI

Address New Owner(s) as follows.
JANA LYNN LEBIEDZINSKI
521 Saint Paul Drive
Hermitage, Tennessee 37076

Send Tax Bills To:
JANA LYNN LEBIEDZINSKI
521 Saint Paul Drive
Hermitage, Tennessee 37076

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, JANA LYNN LEBIEDZINSKI, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled STEPHEN DMYTRO LEBIEDZINSKI v JANA LYNN LEBIEDZINSKI, Docket No. 25D-543, Third Circuit Court for Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer

JANA LYNN LEBIEDZINSKI

JACLIN BATT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 7-6-2026

Sworn to and subscribed before me, this 3rd day of JUNE, 2025

NOTARY PUBLIC

My Commission Expires 7/6/26

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, STEPHEN DMYTRO LEBIEDZINSKI, does transfer, quitclaim and convey unto the said JANA LYNN LEBIEDZINSKI, her heirs, successors, and assigns, all of rights, title and interest in and to 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. 350 on the Plan of Section Six, Tulip Grove, of record in Plat Book 4460, Page 19, in the Register's Office for said County Said Lot No. 350 fronts 93.79 feet on the Easterly margin of St. Paul Drive and extends back 148 90 feet on the Southerly line and 147.29 feet on the Northerly line to a dead line in the rear, measuring 92.06 feet thereon.

Being the same property conveyed to Kathleen M. Allbritten and Stephen C. Allbritten, wife and husband by Warranty Deed from Lauren E. Covey and husband, Aaron K. Covey of record in Instrument No. 20170502-0042849 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 2, 2017.

Being the same property conveyed to Jana Hunsley by Warranty Deed from Kathleen M. Allbritten and Stephen C. Allbritten, Wife and Husband of record in Instrument No. 20230428-0013453 Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded on April 28, 2023

This conveyance is subject to.

- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4511, Page 994, in the Register's Office for Davidson County, Tennessee.
- Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 521 Saint Paul Drive, Hermitage, Tennessee 37076.

Witness my hand this 3rd day of June, 2025

STEPHEN DMYTRO LEBIEDZINSKI

STATE OF Florida)
)
COUNTY OF Okaloosa)

Personally appeared before me, Michael J Lewis, a Notary Public in and for said County and State, the within named STEPHEN DMYTRO LEBIEDZINSKI, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 3 day of June, 2025

Michael J Lewis
NOTARY PUBLIC

MICHAEL J LEWIS
Commission # HH 511272
Expires April 2, 2028

My Commission Expires: 04/02/2028