Karen Johnson Davidson County
Batch# 1283610 DEEDQC
06/09/2025 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045329

THIS INSTRUMENT PREPARED BY:
Hilary Dennen
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

JONAH L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Sharon Mullen
AFFIANT

Subscribed and sworn to before me, this 9th day of June, 2025.

Notary Public

My Commission Expires: 10/17/2027

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Thaddaus Mizgata 4162 Saddlecreek Way Antioch, TN 37013	First Community Mortgage Robert Ross Drive, Ste 101 Murfreesboro, TN 37129	175-02-0B-166.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JENNIFER MIZGATA** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **THADDAUS MIZGATA** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2401, on the Horizontal Property Regime for Old Hickory Commons, Section Two and Three, as recorded in the Master Deed of record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759 and in Instrument No. 20140207-0011094, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SUSAN MIZGATA, by Warranty Deed from TOMMY COUCH and YANXIA COUCH, Husband and Wife, of record in Instrument No. 20180605-0053719, dated May 31, 2018, Register's Office for Davidson County, Tennessee. All of Susan Mizgata's right, title and interest in the property having vested in her heirs-at-law by intestacy, being namely Jennifer Mizgata and Thaddaus Mizgata. See Affidavit of Heirship dated February 23, 2024, of record at Instrument No. 20240308-0016302, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 4162 Saddlecreek Way, Antioch, TN 37013.

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

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 6 day of June, 2025

Jennifer Mizgata

STATE OF Maryland)
COUNTY OF Baltimore City)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER MIZGATA**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of June, 2025.

Notary Public

My Commission Expires: May 11, 2029

KATHRYN S DRABINSKI
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES MAY 11, 2029

True Copy Certification

I, Hilary C. Dennen, 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 June 6, 2025.

Affiant Signature

Date: June 9, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of June, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

