Name and Address of New Owner:
Eric S. Hirstein
131 Nashboro Greens
Nashville, TN 37217

Send Tax Bills To:
Eric S. Hirstein
131 Nashboro Greens
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1289939 DEEDQC
06/25/2025 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250625-0050115

This Instrument Prepared By:
Emily Griffin
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217

Map & Parcel No: 135-11-0C-016.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gary S. Hirstein and Mary E. Hirstein, husband and wife,** "the Grantor," convey and quitclaim unto **Eric S. Hirstein, unmarried,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Being Unit No. 16 on the Plan of Nashboro Village 18, as of record in Plat Book 9700, Page 968, and amended in Book 11700, Page 48, Register's office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Gary S. Hirstein and Mary E. Hirstein, husband and wife, and Eric S. Hirstein, unmarried by Warranty Deed from Patricia A. Thomas, now known as, Patricia Pyles and Phillip Pyles of record in Instrument No. 20180817-0081928 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 17, 2018.

Being the same property conveyed to Peter J. Adzima and Patricia A. Thomas, by Warranty Deed dated April 20,2006, from Kelly McNamee, unmarried, of record in Instrument No. 20060426-0047426, Register's Office for Davidson County, Tennessee. Further conveyed to Patricia A. Thomas by Quitcliam Deed dated November 17, 200, from Peter J. Adzima, or record in Instrument No. 20061120-0143621, Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.IN WITNESS

WHEREOF, Grantor have executed this Quitclaim Deed on the 1st day of May, 2025.

Gary S. Hirstein (SEAL)
Gary S. Hirstein

Mary E. Hirstein (SEAL)
Mary E. Hirstein,

STATE OF TEXAS
COUNTY OF MONTGOMERY

On this 1st day of May, 2025, before me personally appeared Gary S. Hirstein and Mary E. Hirstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2025.

Maureen A Lawrence
Notary Signature
My commission expires: Jan. 10th, 2028

MAUREEN A LAWRENCE
Notary ID #132124342
My Commission Expires
January 10, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Montgomery

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary Signature
My commission expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/1/25.

Affiant Signature – Joshua A. Terry

6/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/20/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27