Karen Johnson Davidson County
Batch# 1293729 DEEDQC
07/03/2025 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250703-0052735

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Patricia D. Lopata
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

WG-QCD-25-221

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia Diane Lopata and Peter Lopata, wife and husband	**Same as New Owner**	
(NAME) **221 Maplewood Trace,**	(NAME)	**06004003200**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA DIANE LOPATA F/K/A PATRICIA DIANE EARNHARDT,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PATRICIA DIANE LOPATA AND PETER LOPATA, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In the 12th, formerly the 17th Civil district of Davidson County, Tennessee, being part of Lot No. 1 on the subdivision of the lands of William Phillips, as of record in Book 57, page 21, Register's Office for said County, and being known as Lot No. 221 and the west 15 feet of Lot No. 223 on the unrecorded Map of the subdivision of part of said Lot No. 1, and described, as follows, to wit:

Beginning at a point in the center line of Maplewood Lane, at the corner of Lots No. 219 and 221, being the southeast corner of the property conveyed to Johnny Dyer, Jr., and wife, by deed of record in Book 2928, page 41, Register's Office for said County; thence south 83° 35' East 80 feet to a point which is 15 feet east of the corner of Lots Nos. 221 and 223; thence southerly parallel to the line between said Lots, 240 feet to the center line of Maplewood Lane; thence with the center line of the same, westerly 80 feet to the point of beginning.

Being the same property conveyed to Patricia Diane Earnhardt from John Hopkins by Quitclaim Deed of Record in Instrument Number 20150701-0063677 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **221 Maplewood Trace, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 3rd day of July, 2025.

Patricia Diane Lopata
Patricia Diane Lopata F/K/A Patricia Diane Earnhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA DIANE LOPATA F/K/A PATRICIA DIANE EARNHARDT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 3rd day of July, 2025.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **7/3/2025** (date of document).

Affiant Signature

Date **7/3/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **3** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027