Karen Johnson Davidson County
Batch# 1387076 DEEDQC
03/02/2026 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0016139

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 39082 The actual consideration for this transfer is: ~~$0.00~~. Affiant Subscribed and sworn to before me, this 27 day of Feb., 2026. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

QUITCLAIM DEED

Address New Owner: Peter C. Wroblewski, Jr. Althea P. Wroblewski 4010 Auburn Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 116-08-0-123.00

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, **Valarie Allyn Bienas, unmarried,** hereinafter referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Peter C. Wroblewski, Jr. and Althea P. Wroblewski, husband and wife,** their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 Block "C" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13 and in Instrument No. 20231220-0098283, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being part the same property conveyed to Valarie Allyn Bienas, unmarried, by deed from William Bryan Statham, Jr., a single person, in Instrument No. 20230714-0054166.

This Quitclaim Deed is being recorded to convey any and all interest Grantor may have in said property due to the recording of the Plat in Instrument No. 20231220-0098283 which adjusted the lot lines of the properties.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2026.

Valarie Bienas
Valarie Allyn Bienas

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 Valarie Allyn Bienas, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of February 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

