Karen Johnson Davidson County
Batch# 1393259 DEEDQC
03/16/2026 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260316-0020663

File No: 2005453982

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Sophie Wardick and **David M. Kusnitz**, 1409 Pennock Ave Unit B, Nashville, TN 37207

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 071-11-0-299-00

QUITCLAIM DEED

Sophie Wardick and **David M. Kusnitz,** a married couple who acquired title as unmarried people ("Grantor"), of **1409 Pennock Ave Unit B, Nashville, TN 37207**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Sophie Wardick** and **David M. Kusnitz,** a married couple, as tenants by the entirety ("Grantee"), whose tax mailing address is **1409 Pennock Ave Unit B, Nashville, TN 37207,** with quitclaim covenants, his/her/their interest in the following described real estate situated in the County of Davidson and State of Tennessee:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 219 ON THE PLAT OF THE HIGHLAND LAND COMPANIES SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address is: 1409 Pennock Ave Unit B, Nashville, TN 37207

Parcel ID: 071-11-0-299-00

BEING THE SAME PROPERTY CONVEYED TO SOPHIE WARDICK, AN UNMARRIED WOMAN AND DAVID M. KUSNITZ, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM JACKSON VALLEY LAND PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 04/08/2025, RECORDED 04/14/2025, DEED INSTRUMENT NO. 20250414-0027974, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on February 10, 2026.

Sophie Wardick

Sophie Wardick

David M. Kusnitz

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Sophie Wardick** and **David M. Kusnitz**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of 02, 2026.

Kimberly Kronick-Worrall
Notary Public



STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Sophia Wade
Affiant

Subscribed and sworn to before me on this the 10 day of February, 20 26.

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028

SEAL

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 02/10/2026 (date of document).

Nat W. Bk
Affiant Signature

02/16/2026
Date

State of Pa

County of Allegheny

Sworn to and subscribed before me this 16th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2029
Commission Number 1411282