QUITCLAIM DEED

The actual consideration or value for this transfer is $ 0.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 4 day of May, 2026

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This space for Register of Deeds

Karen Johnson Davidson County
Batch# 1416623 DEEDQC
05/06/2026 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040675

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
STEFANIE L. GOZORA, 2619 River Meade Way Nashville, TN 37214	New Owners	109 05 0D / 033.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my daughter, STEFANIE L. GOZORA, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **IRENE B. GOZORA**, un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

STEFANIE L. GOZORA, un-married, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land Davidson County, Tennessee, being Unit No. 1703 on the Plan of The Cottages at Williams Bend Townhouses, a Private Element Horizontal Property Regime, located on Lincoya bay Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws of record as Instrument # 20040628-0076712, supplemented in Instrument #20041028-0129585, and Instrument #20050923-0114373 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in said Declarations, the Plan filed as Exhibit "C" of the Supplementary Declaration appearing as Instrument #20041028-0129585, Register's Office for Davidson County, Tennessee are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stephen R. Gozora and Wife, Irene B. Gozora, by deed from David L. Lofton and wife, Lauren A. Hall a/k/a Lauren A. Hall, dated September 29 2010 and of record as Instrument 20100106-0080025, Register's Office for Davidson County, Tennessee. The Said Stephen R. Gozora having died October 20, 2016, leaving his spouse, Irene L. Gozora as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 1703 Lincoya Bay Dr., Nashville , TN 37214.

Witness my hand this 24 day of April, 2026.

Irene B. Gozora
IRENE B. GOZORA

STATE OF NEW JERSEY }
COUNTY OF Ocean }

Personally appeared before me, Marie Morris, a Notary Public in and for said County and State, the within named IRENE B. GOZORA the bargainor(s), 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.

Sworn to and Witness my hand and official seal this 24th day of April, 2026.

Marie Morris
NOTARY PUBLIC

My Commission Expires

MARIE MORRIS
NOTARY PUBLIC OF NEW JERSEY
ID # 2454382
My Commission Expires Feb. 10, 2031

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 April 24 2026.

Leroy Johnston Ellis, IV, Affiant

May 4, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 4 day of May, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com