Karen Johnson
Batch # 1421054
05/15/2026 09:50:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260515-0043815

THIS INSTRUMENT WAS PREPARED BY:

FLEXER LAW PLLC
Lewis A. Williams, Esq.
1900 Church Street, Suite 400
Nashville, Tennessee 37203

QUITCLAIM DEED

FROM: MATTHEW DUFF WRONSKI

Map-Parcel No. 072-14-J-016.00-CO

TO: DANA ELIZABETH WRONSKI

Address New Owner(s) as follows:
DANA ELIZABETH WRONSKI
1031 Chester Avenue
Nashville, TN 37206

Send Tax Bills To:
DANA ELIZABETH WRONSKI
1031 Chester Avenue
Nashville, TN 37206

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, DANA ELIZABETH WRONSKI, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled DANA ELIZABETH WRONSKI v. MATTHEW DUFF WRONSKI, Circuit Court for Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

DANA ELIZABETH WRONSKI

Sworn to and subscribed before me, this 14th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 7/6/26

JAGLIN BATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
15th Day of May, 2026.
, Deputy Register

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, MATTHEW DUFF WRONSKI, does transfer, quitclaim and convey unto the said DANA ELIZABETH WRONSKI, her heirs, successors, and assigns, all of rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The aforesaid property located at 1031 Chester Avenue, Davidson County, Nashville, Tennessee 37206, is more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 2 as shown on Exhibit C of the Declaration of Covenants. Conditions and Restrictions for Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, as recorded in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.
>
> Being the same property conveyed to Marshall Douglas Moten and Haley Moten, husband and wife by Warranty Deed from Emily Bowen, a single woman of record in Instrument No. 20191022-0107972 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 22, 2019.
>
> Being the same property conveyed to Dana E. Wronski and Matthew D. Wronski, wife and husband, by Warranty Deed from Marshall Douglas Moten and Haley Moten, husband and wife, in Instrument No. 20220511-005373 Register's Office for Davidson County, Tennessee, dated April 28, 2022, and recorded on May 11, 2022.
>
> This conveyance is subject to:
>
> - Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
> - Subject to all matters shown on the Plan of record in Plat Book 421, Page 5 and Instrument No.20040324-0033104, Register's Office for Davidson County, Tennessee.
> - Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and lien provided in the Covenants, Conditions, and Restrictions of record in Instrument Number 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-0041063, and Assignment of Developer's rights recorded in Instrument No. 20180209-0013257, Register's Office for Davidson County, Tennessee.
> - Charter for Chester Avenue Townhomes of record in Instrument Number 20150928-0098469, in the Register's Office for Davidson County, Tennessee.
> - Agreement for Dedication of Easement for the Purpose of Public Street Right-of-way of record in Instrument Number 20150624-0060668, in the Register's Office for Davidson County, Tennessee.

- Matters set for in Notice to Prospective Owners of Lot Number Two of Chester Avenue, Subdivision of record in Instrument Number 20090424-0037251, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030417-0051549, in the Register's Office for Davidson County, Tennessee.
- Easements retained and restrictions contained in Metropolitan Council Bill No. 69-905.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1031 Chester Avenue, Nashville, Tennessee 37206.

MATTHEW DUFF WRONSKI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Courtney Moore, a Notary Public in and for said County and State, the within named MATTHEW DUFF WRONSKI, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 12th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY