Karen Johnson Davidson County
Batch# 1462392 DEEDQC
08/20/2026 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260820-0077673

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: CHELSEA KRAMER (AFFIX SEAL) A Notary Public in and for the Province of British Columbia

WG-QCD-26-522

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

#101 5145 26th Street
Vernon, BC V1T 8G4

PERMANENT COMMISSION

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Raquel Warchol, married	**Same as new owner**	
(NAME) **522 Shadow Glen Drive,**	(NAME)	**161160A15300CO**
(ADDRESS) **Nashville, TN 37211**	(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, **DAVID WARCHOL, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RAQUEL WARCHOL, MARRIED** 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 Davidson County, Tennessee, being Unit No. 153 on the Plan of Townhomes of Shadow Glen as shown on Exhibit "A" to the Declaration of Covenants and Restrictions of record in Instrument 200403150029248, as supplemented in Instrument No. 200407130083179, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in Instrument 200407200086706, corrected in Instrument 200403170030572, corrected in Instrument 200407200086707, further supplemented in Instrument 200410210126776, Instrument 200410250128065, Instrument 200501180005927, Instrument 200503170029206, Instrument 200504250045905, Instrument 200505200056887, and 200510070121715, 200511070134921, 20051207-0147464 and 200601240009112, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Raquel Warchol, unmarried, and David Warchol, married, as Tenants in Common with Right of Survivorship, by Warranty Deed from Neda Iranpour, unmarried, dated April 23, 2013, of record in Instrument No. 20130424-0040616, Register's 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: **522 Shadow Glen Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 30 day of July, 2026

David Warchol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID WARCHOL, 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 hand and official seal, this the 30 day of July, 2026.

Notary Public
My Commission Expires: PERMANENT COMMISSION
(SEAL)

CHELSEA KRAMER
A Notary Public in and for
The Province of British Columbia
#101 5145 26th Street
Vernon, BC V1T 8G4

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

email address :

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 **7/30/2026** (date of document).

Affiant Signature

Date **8/18/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **18** day of **August**, 2**026**.

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