Davidson County DEEDQC
Recvd: 03/01/07 12:12 3 pgs
Fees:17.00 Taxes:0.00
20070301-0025386

# PICK-UP

This instrument prepared by:

Mary C. LaGrone
234 Fourth Avenue North, Suite 300
Nashville, Tennessee 37219
(615) 242-6767

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value whichever is greater, for this transfer is $ -0- and exempt from the transfer tax according to T.C.A. §67-4-409 and based on the Marital Dissolution Agreement.

Andrea Teresa Zacharuk, Affiant

Subscribed and sworn to before me, this the 21 day of November, 2006.

PAMELA G. RICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 19 2009

NOTARY PUBLIC

My Commission expires: 9-19-09

## QUIT-CLAIM DEED OF MARITAL INTEREST

| New Owner: | Send Tax Bills To: | Map-Parcel Location: |
|---|---|---|
| Neil F. Zacharuk<br>6505 Turnberry Way<br>Brentwood, TN 37027 | Neil F. Zacharuk<br>6505 Turnberry Way<br>Brentwood, TN 37027 | 179-9-8 |

For and in consideration of the Marital Dissolution Agreement incorporated into the Final Decree of Divorce ordered by the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 05D-3917 and dated October 25, 2006, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea Teresa Zacharuk** (also known as Andrea Zack), hereinafter referred to as Grantor of marital interest, by these presents, **does hereby quitclaim and convey unto Neil Frances Zacharuk**, hereinafter referred to as Grantee of marital interest, and his successors, heirs and assigns, all my right, title and interest in a certain tract or parcel of land in an unincorporated area in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, BEING Lot No. 8 on the Final Plat of Banbury Estates, of record in Instrument No. 20000921-0094036, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description

thereof.

Being the same property conveyed to The Jones Company Custom Homes of Tennessee, Inc.,a Tennessee Corporation by Quitclaim Deed from Jones Land Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20020624-0075339, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil F. Zacharuk and wife, Andrea T. Zacharuk, by Warranty Deed from the Jones Company Custom Homes of Tennessee, Inc., of record as Instrument No. 20021001-0119064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions, and Restrictions of record in Book 10369, page 48 and Instrument No. 20010523-0053234; By-Laws of record as Instrument No. 2000610-0070239; Easement of record in Book 11213, page 82; Plan of record as Instrument No. 20000921-0094036: all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including any and all existing easements of record. This is improved property is also known as 6505 Turnberry Way, Brentwood, TN 37027.

Witness my hand this 21 day of November, 2006.

Andrea Teresa Zacharuk- (former name)

Andrea Zack- (current name)

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Andrea Teresa Zacharuk (Also known as Andrea Zack), 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 Nashville, Tennessee, this 21 day of November, 2006.

Pamela G Rice
Notary Public

My Commission Expires: 9-19-09

PAMELA G. RICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009