# QUITCLAIM DEED

The actual consideration or value for this transfer is $ 0.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF _____ }

SWORN TO AND SUBSCRIBED before me this 12th day of MAY, 2008.

NOTARY PUBLIC

My Commission Expires 1-09-2012

MADELINE L. ERWIN NOTARY PUBLIC LARGE TENNESSEE DAVIDSON COUNTY

Davidson County DEEDQC
Recvd: 05/12/08 15:39 3 pgs
Fees:17.00 Taxes:0.00
**20080512-0049010**

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Esq. 2217 Old Hickory Bvd. Old Hickory,TN. 37138. (615) 847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | | MAP / PARCEL NO. |
|---|---|---|---|
| Beau Jarred Schekeryk | New Owner | Tract I | 53 - 8 / 148.00 |
| P.O. Box | | Tract II | 53 - 8 / 16.00 |
| Old Hickory, TN. 37138 | | | |

*FOR LOVE AND AFFECTION, AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by my son, Beau Jarred Schekeryk, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **PETER SCHEKERYK**, a married man, the GRANTOR herein, by these presents does transfer, QuitClaim and convey unto:

**BEAU JARRED SCHEKERYK**, un-married the GRANTEE herein, his heirs and assigns, all my right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

**TRACT I.** Land in the 4th Civil District, ( 11th Councilmanic District) of Davidson County, Tennessee being the Westerly part of Lots No. 11 & 12, Block 14 on the Plan of Dabbs & Elliott's Subdivision, Old Hickory, Tennessee, of record in Book 547, page 127, Register's Office for Davidson County, Tennessee and described according to a survey by Ralph Lambert & Son Surveyors, dated September 6, 1975 as follows:

Beginning at an iron pin in the Southerly margin of Lakeshore Drive, (formerly Pitts Avenue), said point being North 49° 31' West 114.0 Feet from the right of way intersection of said Drive and 24th Street, said point being the Northwesterly corner of Lot No. 12; thence North 49° 31' West 30 feet to an iron pin at the intersection of said Drive and a 10 foot alley (undeveloped); thence, South 40° 29' West with the Easterly margin of said alley, 100.0 feet to an iron pin, said point being the common corner of Lots 10 & 11; thence with the line of Lots 10 & 11 South 49° 31' East 36.2 Feet to an iron pin; thence North 33° 31' 29" East bisecting lots 11 & 12, 84.06 feet to an iron pin; thence South 56° 28' 21" East 6.0 feet to an iron pin; thence; North 33° 31' 29" East 16.0 feet to the point of beginning.

Being all the same property described and conveyed to Peter

Schekeryk by deed from Ronald J. Blanchette, of record as Instrument #20080430-0044109, and Re-Recorded as Instrument 20080501-0044729, Register's Office for Davidson County, Tennessee.

**TRACT II.** Land in the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee being the Westerly part of Lots No. 10, Block 14 on the Plan of Dabbs & Elliott's Subdivision, Old Hickory, Tennessee, of record in Book 547, page 127, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the southeasterly margin of a 10 foot alley (undeveloped) at the northwest corner of the property conveyed to Ronald H. Blanchette by deed from Ida C. Pucket, of record in Book 4967, page 644 said Register's Office; thence; South 40° 29' West, with the Easterly margin of said alley, 50 feet to an iron pin, said point being the corner of Lots Nos. 9 and 10, South 49° 31' East 42.30 feet to an iron pin; thence North 33° 31' 29" East 50.37 feet to an iron pin at Blanchette's Southeast corner; thence with Blanchette's Southwesterly line, North 49° 31' West 36.2 feet to the point of beginning.

Being all the same property described and conveyed to PETER SCHEKERYK, by deed from Ronald J. Blanchette of record as Instrument #20080507-0046852, Register's Office for Davidson County, Tennessee

The above descriptions are the same as in the previous deeds of record.

All Property taxes are to be assumed by the GRANTEE.

Grantor makes Oath that the property conveyed herein has never been his residence nor the residence of his spouse or any dependant.

This is improved property known as: 2206 A & B Lakeshore, Old Hickory, TN 37138.
AND un-improved property known as: 304 24th Street, Old Hickory, TN 37138.

Witness my hand this 12th day of MAY, 2008.

PETER SCHEKERYK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis, IV, a Notary Public in and for said County and State, the within named PETER SCHEKERYK the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 12th day of MAY, 2008.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC My Commission Expires: 3/10/2012

# 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 Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Madeline J. Erwin the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires January 9, 2012

MADELINE J. ERWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

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