BILL GARRETT, Davidson County
Trans:T20130103046 DEEDQC
Recvd: 12/09/13 14:53 2 pgs
Fees:12.00 Taxes:0.00
20131209-0124941

This Instrument Prepared By:
ROBERT TODD JACKSON, ESQ.
The Chapple Building
5115 Maryland Way, Suite 301
Brentwood, TN 37027

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

AFFIANT

STATE OF TENNESSEE]
COUNTY OF Williamson]

Sworn to and subscribed before me on the 4th day of December, 2013.

LEE ANN EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: May 20, 2014

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
Russ Zavitson 327 50th Avenue North Nashville, TN 37209	Same	104-10-0-24600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Debbie D. Zavitson, now a single person, by these presents do hereby quitclaim and convey unto Russ Zavitson, to his heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Re-Subdivision of Lots 172 and 178 on the Map of R.W. Grizzard, not of record, which Re-Subdivision is of record in Plat Book 4885, page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Included but excluded therefrom is that portion of land described in the Warranty Deed of record in Book 5936, page 101, and being more particularly described as follows:

Beginning at the point of intersection of the east margin of the proposed relocation of Lancaster Avenue and the north boundary of this property; thence along the said north boundary north 63 degrees 30 minutes east 18.9 feet to a point; thence south 21 degrees 19 minutes east 60.2 feet to a point; thence south 63 degrees 30 minutes west 14.9 feet to a point in the said east margin; thence along the said east margin the following calls: along a curve right having a radius of 664.07 feet for 59.0 feet, north 21 degrees 19 minutes west 1.1 feet to the point of beginning and containing 1,014 square feet.

Being the same property conveyed to Russell Zavitson, a 25% interest, Debbie D. Zavitson, a 25% interest, and Steven Dukes and Aimee Dukes, Husband and Wife, a 50% interest by Quitclaim Deed from ZaDu, LLC, as of record in Instrument No. 20100802-0060350, Register's Office for Davidson County, Tennessee. The said Debbie Darlene Zavitson and Russell Andrew Zavitson being granted a divorce by the Fourth Circuit Court on September 3, 2008 in Davidson County, Tennessee, Docket No. 07D-3136. This conveyance is a further division of the marital estate pursuant to the Agreed Order of the Fourth Circuit Court on January 25, 2013.

This is improved property known as 504 and 506 Lancaster Avenue, Nashville, TN 37212.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

The said Russ Zavitson and Russell Andrew Zavitson is one and the same person.
The said Debbie D. Zavitson and Debra Darlene Zavitson is one and the same person.

Witness my hand on the 2nd day of December, 2013.

DEBBIE D. ZAVITSON

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBBIE D. ZAVITSON, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee on the 2nd day of December, 2013.

THERESA CASTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 6, 2017

NOTARY PUBLIC

My commission expires: 11-06-2017