Davidson County DEEDQC
Recvd: 03/26/15 12:25 4 pgs
Fees:22.00 Taxes:0.00
20150326-0026064

Commitment Number: 15NL04568
15WR07052

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219
1-800-316-4682

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
JESSICA SEBASTIAN and **STEPHEN SEBASTIAN**, 701 S 13TH ST., NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
094010204 00

QUITCLAIM DEED

JESSICA C. EGNOSKI, an unmarried woman, hereinafter grantor, whose tax-mailing address is **701 S 13TH ST., NASHVILLE, TN 37206**, WITHOUT consideration paid, grants and quitclaims to **JESSICA SEBASTIAN** and **STEPHEN SEBASTIAN**, wife and husband, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **701 S 13TH ST., NASHVILLE, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 160, PAYNE, BLAKEMORE AND CUMMINGS' ADDITION TO EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 70, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SUBJECT TO INSTRUMENTS OF RECORD IN BOOK 57, PAGE 70; SAID REGISTER'S OFFICE; AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT

Jessica Egnoski and Jessica Sebastian are one in the same.

STATED HEREIN.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM GARY C. BAKER, UNMARRIED RECORDED 06/22/2010 IN DOCUMENT NUMBER 201006220048580 IN SAID COUNTY AND STATE.
COMMONLY KNOWN AS: 701 S 13TH ST., NASHVILLE, TN 37206

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on March 4, 2015:

Jessica C Egnoski

JESSICA C. EGNOSKI

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 4, 2015 by **JESSICA C. EGNOSKI** who is personally known to me or has produced Drivers Lic. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

Notary Public Ann Stathos Donnell

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of March, 2015.

Jessica C Egnoski
Affiant

Jessica C Egnoski
Print Name

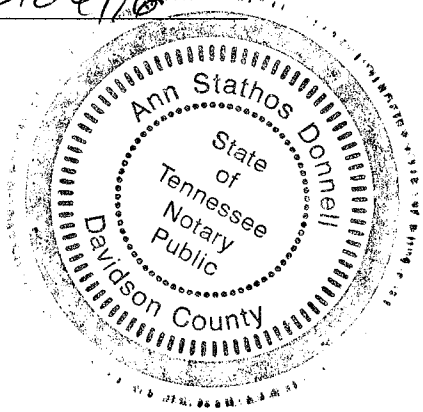
(Seal)

Notary Public

My commission expires:

12/04/16

Ann Stathos Donnell
Print Name



True Copy Certification

I, Samantha Russell, do hereby make oath that I am a licensed attorney and/or the 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.

Samantha Russell
Signature

Samantha Russell

State of KANSAS

County of Johnson

Personally appeared before me, Kyle Ratliff, a notary public for this county and state, Samantha Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 7-1-17
Notary' Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 7-1-17