Davidson County DEEDQC
Recvd: 08/12/15 12:13 5 pgs
Fees:27.00 Taxes:0.00
20150812-0080712

True Copy Certification

I, Ariel Wea, 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.

Signature

State of Nebraska

County of Douglas

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

GENERAL NOTARY - State of Nebraska
JOANN GILL
My Comm. Exp. Aug. 9, 2017

Notary's Signature

My Commission Expires: Aug 9, 2017
Notary' Seal (if on paper)

34158

This instrument prepared by:
Joe F. Gillespie, Jr.
6408-A Clarksville Highway
Joelton, Tenn. 37080
(No title search has been conducted and all description information was provided by the Grantee)

AFTER RECORDING, ~~RETURN~~ mail TO:
AMERICAN TITLE, INC.
P.O. BOX 641010
OMAHA, NE 68164-1010
ATI# 20140902159

New owner:	Send tax bills to:	Map/Parcel Nos.:
JAMES S. HOLODNAK 4733 CLARKSVILLE PIKE NASHVILLE, TENN. 37218	Same	49-6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS).

James S Holodnak
JAMES S. HOLODNAK

Subscribed, sworn and acknowledged before me this 5th day of August 2014.

Joe F Gillespie
NOTARY PUBLIC

JOE F GILLESPIE JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: October 18, 2016

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **$0.00 (ZERO DOLLARS),** love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, the receipt of which is hereby acknowledged, and the desire to vest all interest in myself pursuant to a final decree of divorce, **I, JAMES S. HOLODNAK, listed in Warranty Deed of Record as "married," Instrument Number 2000006290064573,**

have this day remised, released and quit claimed to **JAMES S. HOLODNAK, an umarried man,** all of my right, title and interest to a certain tract or parcel of property located in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a westerly margin of State Highway 112 or Clarksville Highway at the southeast corner of the property conveyed to Houston Roy and wife, by deed from Howard B. Moore and wife, of record in Book 2643, Page 173, Register's Office for said County; thence with the westerly margin on said Highway, South 20 degrees, 15 minutes East 125 feet; thence South 69 degrees 11 minutes West 300 feet; thence North 20 degrees, 15 minutes West 108.7 feet to said Roy's southwest corner; thence with said Roy's southern boundary line, North 66 degrees, 15 minutes East 300 feet to the beginning.

BEING the same property conveyed from Peggy Jeanette Presley and Shirley Russell Conn, co-Executrixes of the Estate of Frances B. Blanton, to James S. Holodnak, then a married person, of record, Instrument 2000006290064573, Davidson County Register of Deeds Office. James S. Holodnak has subsequently divorced and the Final Decree of Divorce was recorded in the Chancery Court of Humphreys County, Tennessee, in Minute Book 61, Page 180, January 31, 2001, and vested all right, title and interest in said property to James S. Holodnak, the Grantor.

No title search was conducted in preparation of this deed and all description information was provided by the Grantee.

This is improved property known as 4733 Clarksville Pike, Nashville, Tenn., 37218.

SEE EXHIBIT "A" FOR
LEGAL DESCRIPTION

WITNESS MY HAND.

James S Holodnak

JAMES S. HOLODNAK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the above County and State, the within named bargainor James S. Holodnak, with whom I am personally acquainted or who proved to me her identity on the basis of sufficient evidence, and who acknowledged she executed the foregoing document for the purposes recited therein.
Witness my hand this 5th day of August, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

October 18, 2016

JOE F. [illegible] JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, JUNE 17, 1957, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF STATE HIGHWAY NO. 112 OR CLARKSVILLE HIGHWAY AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO HOUSTON ROY AND WIFE, BY DEED FROM HOWARD B. MOORE AND WIFE, OF RECORD IN BOOK 2643, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID HIGHWAY, SOUTH 20 DEGREES 15 MINUTES EAST 125 FEET; THENCE SOUTH 69 DEGREES 11 MINUTES WEST 300 FEET; THENCE NORTH 20 DEGREES 15 MINUTES WEST 108.7 FEET TO SAID ROY'S SOUTHWEST CORNER; THENCE WITH SAID ROY'S SOUTHERN BOUNDARY LINE, NORTH 66 DEGREES 15 MINUTES EAST 300 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO T. P. BLANTON AND WIFE, FRANCES C. BLANTON, BY DEED FROM GEORGE HARRISON AND WIFE, MARION HARRISON, FILED OF RECORD IN BOOK 3286, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID T. P. BLANTON HAVING PREDECEASED FRANCES C. BLANTON AND THE SAID FRANCES C. BLATON HAVING SINCE DIED, AND PURSUANT TO LAST WILL AND TESTAMENT OF FRANCES C. BLANTON, THE PROPERTY VESTS IN THE ESTATE OF FRANCES C. BLANTON.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO JAMES S. HOLDONAK, AN UNMARRIED MAN FROM JAMES S. HOLDONAK, MARRIED BY DEED DATED 10/9/2014, AND RECORDED ON 10/9/2014, DOCUMENT # PENDING, IN DAVIDSON COUNTY, TN.

ASSESSORS PARCEL NUMBER: MAP: 049 00 0; PARCEL: 006.00

ATI ORDER NUMBER: 201409021569