Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20151008-0102737

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: EnTitle Insurance Company, 260 Airside Drive, Moon Township, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Stephen Sebastian	Stephen Sebastian	09401020400
701 South 13th Street	701 South 13th Street	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JESSICA SEBASTIAN, separated, and STEPHEN SEBASTIAN, separated, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto STEPHEN SEBASTIAN, separated, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 701 South 13th Street, Nashville, TN 37206, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

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 on record not stated herein.

TAX ID NO.: 09401020400

Being the same property conveyed to Jessica Sebastian and Stephen Sebastian, wife and husband, for their joint lives and to the survivor of them from Jessica C. Egnoski, an unmarried woman, Jessica Egnoski and Jessica Sebastian are one in the same, by Deed dated March 04, 2015, and recorded on March 26, 2015, in Instrument No. 20150326-0026064 in the Office of the Davidson County Register of Deeds, State of Tennessee.

Statement required by T.C.A. 66-24-121:

The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 701 South 13th Street, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Please send Tax Bills to New Owner:

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Wife/Grantor does renounce her marital portion in and to the property being transferred pursuant to this Deed. Such agreement to renounce this marital portion in this Property is done of her own free will and not under any duress or undue influence on her. Further, the agreement to renounce such marital portion in the property is supported by consideration paid to or provided to her by her husband, the Grantee under this Deed.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of September, 2015.

JESSICA SEBASTIAN

STEPHEN SEBASTIAN

STATE OF TENNESSEE
COUNTY OF Dickson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JESSICA SEBASTIAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 3rd day of September, 2015.

Notary Public
My Commission expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that STEPHEN SEBASTIAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 8 day of Sept., 2015.

Gloria M. Jackson

Notary Public
My Commission expires: 3-7-2017

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee

Subscribed and sworn to before me this 10 day of September, 2015.

Mark J. Appugliese

Notary Public
My Commission expires: 5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Wendy J Nelson, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Wendy J Nelson

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

On this, the 14 day of August, 2015, before me

Mark J Appugliese, the undersigned officer, personally appeared

Wendy Nelson, known to me (or satisfactorily proven) to be the

person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES