STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Affiant

Sworn to and subscribed before me this 19 day of January, 2016.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov 5, 2019

BILL GARRETT, Davidson County
Trans:T20160005380 DEEDQC
Recvd: 01/20/16 14:42 2 pgs
Fees:12.00 Taxes:0.00
20160120-0005934

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jeffrey Scott Dragan, et ux 5405 Pennsylvania Ave Nashville, TN 37209	Same	091-06-0 212

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, **Jeffrey Scott Dragan**, ("Grantor"), does this day transfer, quit-claim and convey unto **Jeffrey Scott Dragan and wife, Jessica Roland** ("Grantee") all of his right, title and interest in the property described herein below, being real property in Davidson County, Tennessee which is described as follows:

Land in Davidson County, Tennessee, being Lot No.'s 1310 and 1312 of Block 35, on Plan No. 2, West Nashville, of record Plat Book 57, pages 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Scott Dragan by Deed from Mark Hayes of record in Instrument No. 20091120-0106899, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 5405 Pennsylvania Avenue, Nashville, Tennessee 37209.

Additionally, Jeffrey Scott Dragan, for the express purpose of *re-establishing the original lot lines and having distinct map and parcel numbers* assigned to Lots Nos. 1310 and 1312 of Block 35, on Plan No. 2, West Nashville, of record Plat Book 57, pages 172, Register's Office for said County does hereby convey, remise, release and forever quitclaim unto Jeffrey Scott Dragan and wife, Jessica Roland, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19 day of January, 2016.

GRANTOR

Jeffrey Scott Dragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey Scott Dragan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19 day of January, 2016.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019