Davidson County DEEDQC
Recvd: 02/04/16 13:28 3 pgs
Fees:17.00 Taxes:0.00
20160204-0011009

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: 45141516799

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor **Nicole A. Novak, married to Tyler Thomas Falk,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantees, **Tyler Thomas Falk and Nicole A. Novak, Husband and Wife,** as Tenants by Entireties, whose address is 814 Shelby Avenue, Nashville, Tennessee 37206, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot 252, Williams Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 21, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 082-16-0-394.00

Street address of property: 814 Shelby Avenue, Nashville, Tennessee 37206

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20050825-0101889 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Tyler Thomas Falk and Nicole A. Novak, 814 Shelby Avenue, Nashville, Tennessee 37206,

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

Signed this 29th day of January, 2016.

Signature of Grantor:

Nicole A Novak

Nicole A. Novak

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 29th day of Jan., 2016 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nicole A. Novak, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jana Drury

Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

Property Address: 814 Shelby Avenue, Nashville, Tennessee 37206
Tax Parcel: 082-16-0-394.00

Oath of Consideration

I or we, Nicole A. Novak, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 29th day of January, 2016.

Signature of Affiant:

Nicole A Novak

Sworn and subscribed before me this 29th day of Jan., 2016

Jana Drury

Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires March 1, 2016

True Copy Certification

I, Jennifer Gannon, 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 Oregon

County of Washington

Personally appeared before me, Emily A Hummel, a notary public for this county and state, Jennifer Gannon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-12-19

Notary' Seal (if on paper)

OFFICIAL STAMP
EMILY A HUMMEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 937049
MY COMMISSION EXPIRES MARCH 12, 2019