Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160055890 DEEDQC
Recvd: 06/30/16 11:06 2 pgs
Fees:13.00 Taxes:222.00
20160630-0066918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me this 14th day of June, 2016

Brian Payne, Notary Public
My commission expires: 11/04/18

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY GIFT TAX OR BANKRUPTCY RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
JOHN CZERNOCZKY 804 CARLYLE PLACE NASHVILLE, TN 37211	NEW OWNER	148-13-0 101.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **MIHAELA MARES,** the Grantor, by these presents, does hereby quitclaim and convey to **JOHN CZERNOCZKY,** the Grantee, all her title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 272, ON THE PLAN OF FAIRLINE PARK, SECTION 3, AS OF RECORD IN BOOK 2331, PAGES 145 AND 146, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 272 FRONTS 91 FEET ON THE NORTH SIDE OF FAIRLANE DRIVE AND RUNS BACK 186.3 FEET ON THE EAST LINE AND 201.4 FEET ON THE WEST LINE, WHICH IS A BROKEN LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 52.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN CZERNOCZKY AND MIHAELA MARES, BY SPECIAL WARRANTY DEED FROM THE

CIT GROUP/CONSUMER FINANCE, INC.DATED DECEMBER 17, 2007, OF RECORD INSTRUMENT NO. 20071231-0148852, DAVIDSON COUNTY REGISTER OF DEEDS.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 318 FAIRLANE DRIVE, NASHVILLE, TN 37211.

Witness my hand this 21 day of JUNE, 2016.

MAHAELA MARES

STATE OF Texas
COUNTY OF Ellis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named MAHAELA MARES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein stated.

Witness my hand and official seal at Ovilla, TX (CITY/STATE), this 21st day of JUNE, 2016.

A. Stevenson
Notary Public

My commission expires: 7/6/19

AUDRA STEVENSON
Notary ID # 126174040
My Commission Expires
July 6, 2019