BILL GARRETT, Davidson County
Trans:T20160091858 DEEDQC
Recvd: 10/18/16 13:30 2 pgs
Fees:12.00 Taxes:0.00
20161018-0110013

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JUSTIN M. SIENICKI 1109 WAVERUNNER CT. E. NASHVILLE, TN 37217	USB ATTN: MORTGAGE PAYMENT PROCESSING P.O. BOX 20005 OWENSBORO, KY 42304	MAP: 136-13 GROUP: A PARCEL: 12.00co

KNOW ALL MEN BY THESE PRESENTS:

That LORI J. SIENICKI, (being one and the same as LORI JO SIENICKI), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between LORI JO SIENICKI, Plaintiff, and JUSTIN MICHAEL SIENICKI (being one and the same as JUSTIN M. SIENICKI), Defendant, does hereby demise, release, and forever quitclaim unto the said, JUSTIN M. SIENICKI, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Watersview, of record in Instrument No. 20010515-0050286, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Biddle and Amanda V. Biddle, husband and wife by Quitclaim Deed, dated September 18, 2012 from Amanda B. Vannaken (n/k/a Amanda B. Biddle) of record in Instrument no. 20120926-0087444, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Amanda B. Vannaken by deed dated December 26, 2006 of record in instrument No. 20070108-0003369, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **improved** property known as 1109 Waverunner Ct E, Nashville, Tennessee 37217

This is the same description as in previous deed of record.

The said JUSTIN M. SIENICKI, hereby agrees to pay and agrees to hold LORI J. SIENICKI, harmless from one original Deed of Trust Note in favor of USAA Federal Savings Bank, said note bearing an original unpaid principal balance of $148,200.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20130520-0050531 recorded on May, 20, 2013, Pages 1-17 in the Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LORI J. SIENICKI, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

L Sienicki
LORI J. SIENICKI
Grantor

Sworn to and subscribed before me
this 18 day of Feb, 2016.

Michael K. Walker
NOTARY PUBLIC

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 05/08/2018

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STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JUSTIN M. SIENICKI, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of February, 2016.

J Sienicki
JUSTIN M. SIENICKI
Affiant/Grantee

Michael K. Walker
NOTARY PUBLIC

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 05/08/2018

This instrument prepared from information provided by the parties involved.