Davidson County DEEDQC Recvd: 11/01/16 15:10 3 pgs Fees:17.00 Taxes:0.00 **20161101-0115567**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

David A. Sukalec
Affiant

This instrument was prepared by:
David A. Sukalec
308 Williams Court
Nashville, TN 37209
1041606987

Subscribed and sworn to before me on this 1st day of November, 2016.

Notary Public

My commission expires: 7-3-17

DUSTIN DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.(s):
David A. Sukalec **308 Williams Court** **Nashville, TN 37209**	Fidelity Bank dba Fidelity Bank Mortgage 3 Corporate Square, Suite 700 Atlanta, GA 30329	114 08 0A 015.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, **David A. Sukalec, and Christina L. Ditraglia, husband and wife (f/k/a David A. Sukalec, unmarried, and Christina L. Ditraglia, unmarried)**, hereby convey, remise, release and forever quitclaim all of our right, title and interest in the tract of land described below unto **David A. Sukalec, a married man**, Grantee(s), and his heirs and assigns. Said tract of land being conveyed hereunder is described as follows:

SITUATED in Davidson County, Tennessee, being Lot No. 15 on the Plan of CEDAR CREST SUBDIVISION, Phase 1, of record in Plat Book 6900, Page 284, Register's Office for said County.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Cedar Crest, Phase I, of record in Book 7213, Page 973, and as amended in Book 8424, Page 405, said Register's Office; Charter of Cedar Crest Homeowner's Association, Inc., of record in Book 8424, Page 180, said Register's Office; By Laws of Cedar Crest Homeowner's Association, Inc., of record in Book 8480, Page 693, said Register's Office; easements and set back lines as set forth on the above plan of record.

Being the same property conveyed to David A. Sukalec, unmarried, and Christina L. Ditraglia, unmarried, by deed from Federal Home Loan Mortgage Corporation filed on March 21, 2013, at Instrument No. 20130321-0028029, in the Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 28th day of October, 2016.

David A. Sukalec

Christina L. Ditraglia

JASON POWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038108
MY COMMISSION EXPIRES OCTOBER 5, 2020

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE

) SS.

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David A. Sukalec**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of November, 2016.

Notary Public

My Commission Expires: 7-3-17

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Colorado

) SS.

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christina L. Ditraglia**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of October, 2016.

Notary Public

My Commission Expires: October 5, 2020

JASON POWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164038108
MY COMMISSION EXPIRES OCTOBER 5, 2020

True Copy Certification

I, **Josh Sublett**, 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 Tennessee

County of Williamson

Personally appeared before me, Dustin Dunn, a notary public for this county and state, **Josh Sublett**, 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: 7-3-17

