BILL GARRETT, Davidson County
Trans:T20160104183 DEEDQC
Recvd: 11/28/16 10:22 2 pgs
Fees:12.00 Taxes:0.00

20161128-0124276

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE #: 16109705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18 day of October, 2016.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Navyac and Susanna Navyac 1919 19th Avenue S. Nashville, TN 37212	New Owner	10412017300

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Stephen G. Navyac, a single man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Stephen G. Navyac and Susanna Navyac, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee

Being the Southerly 25 feet of Lot No. 53 and the Northerly 50 feet of Lot no. 54 on the plan of Christopher & Kirkman's Addition to Belmont Park, of record in Book 57, Page 158, said Register's Office.

Said parts of Lots Nos. 53 and 54 adjoin and front together 75 feet on the Westerly margin of 19th Avenue, South, formerly Avondale Avenue, and extends back between parallel lines 159 feet to an alley.

Being the same property conveyed to Stephen G. Navyac, a single man by Warranty Deed from Thomas V. Bates and Cindy L. Bates husband and wife, recorded on the 15th day of June, 2007 in Instrument No. 20070615-0072016, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1919 19th Avenue S. Nashville, TN 37212.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of ~~October~~ November, 2016.

Stephen G. Navyac

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen G. Navyac,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of ~~October~~ November 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019