This Instrument Prepared By and Returned To:	This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is ZERO United States Dollars ($-0-).
Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No.: 20161617	Affiant Sworn to and subscribed before me this 29th day of Dec, 2016. Notary Public My Commission Expires: 2/4/18
After Recording Return To The Above.	

JILL M. SUBLETT STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of December, 2016, among:

TAKIS PATIKAS, JR., unmarried

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantor**")

AND

KIMBERLY PATIKAS, unmarried

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Hycrest Acres, of record in Book 2133, page 5, Register's Office for said County.

Said Lot 7 fronts 125.0 feet on the broken westerly margin of Wayland Drive and extends back 578.4 feet on the northerly line and 544.0 feet on the broken southerly line to a dead line in the rear, measuring 120.0 feet thereon.

BEING the same property conveyed to Takis Patikas, Jr. and wife, Kimberly Patikas by Warranty Deed dated April 17, 2003 and being of record in Instrument No. 20030509-0062705 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170000213 DEEDQC
Recvd: 01/03/17 11:21 2 pgs
Fees:12.00 Taxes:0.00
20170103-0000244

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

TAKIS PATIKAS

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, TAKIS PATIKAS, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my ~~hand and~~ official seal this 16th day of December, 2016.

Notary Public
My Commission Expires: 6/24/18

GEORGE T. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Kimberly Patikas
4505 Wayland Drive
Nashville, TN 37215

Responsible Party For Taxes:

Kimberly Patikas
4505 Wayland Drive
Nashville, TN 37215

Tax ID: 130 11 0 124.00