BILL GARRETT, Davidson County
Trans:T20170003408 DEEDQC
Recvd: 01/12/17 15:25 2 pgs
Fees:12.00 Taxes:0.00
20170112-0003872

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Terry Sawchuk 1105 N. 8th St. Nashville, TN 37207	Pinnacle Bank 150 3rd Ave. S., #900 Nashville, TN 37201	08204042600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alyssa Lauren Kark Sawchuk, A Married Woman,** by these presents do hereby quitclaim and convey unto **Terry Sawchuk, A Married Man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William Martin Lyons, Jr. and wife Edna G. Lyons by Warranty deed from William F. Marshall and wife, Elise S. Marshall of record in Book 3431, page 499 Register's Office for Davidson County , Tennessee, dated August 31, 1962 and recorded on August 31, 1962. William Martin Lyons Jr. and Edna G. Lyons having since died. Edna Lyons will probated at Docket No. 15P908 in the Circuit Court for Davidson County, Tennessee, Probate Division.

Being a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Warranty deed from Sheryl R. Settles, Executrix of the Estate of Edna E. Lyons, deceased of record in Instrument No. 20150818-0082813 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

Being a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Quitclaim deed from Vernon Thomas Keesee, Jr. of record in Instrument No. 20160114-0004152 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 14, 2016.

Being the same property conveyed to Terry Sawchuk, A Married Man, by Warranty Deed from Vernon Thomas Keesee, Jr. of record in Instrument No. 20170103-0000562 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 3. 2017.

This is improved property also known as 1105 N. 8th St., Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29th day of December 2016.

Affiant

Notary Public

My commission expires:
(Affix Seal)

PATRICK B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of December, 2016.

Alyssa Lauren Kark Sawchuk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alyssa Lauren Kark Sawchuk, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of December, 2016.



Notary Public