Davidson County DEEDQC
Recvd: 05/23/17 14:34 3 pgs
Fees:17.00 Taxes:0.00
20170523-0051260

**Instrument Prepared By:**
**SIDWELL & BARRETT, P.C.**
**121 First Avenue South**
**Franklin, TN 37027**

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel:** |
|---|---|---|
| John J. Vanags | Owner | 075-54.05 |
| 1025 Wyntergrace Farm Road | | |
| Old Hickory, TN 37138 | | |

**QUITCLAIM DEED**

**FOR AND IN** consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John J. Vanags, married ("Grantor"),** does hereby quitclaim and convey his interest unto **Kimie Perry, Trustee,** his successors and/or assigns the following described parcel of land in Rutherford County, Tennessee:

Land situated and lying in Davidson County, Tennessee and described as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard, at the intersection of said Boulevard and the southern boundary line of the property conveyed to margaret Baker, by deed from F. G. Baker, et al., of record in Book 1157, Page 587, Register's Office for said County; thence with the easeterly margin of said Boulevard south 4 deg 50' East 241 feet to an iron pin; thence north 73 deg 27' east 585.5 feet to an iron pin in an old established wire fence; thence with the same north 19 deg 08' west 241.8 feet to a hackberry tree at a fence corner and continuing with said fence, south 71 deg. 28' west 187.8 feet to a hackberry tree and south 73 deg. 27' west 337.8 feet to the beginning.

Being the same property conveyed to John J. Vanags (married) by Quitclaim deed dated August 18, 2010 from Susan L. Bown filed for record in Instrument Number 20100820-0065779, Register's Office for Davidson County, Tennessee.

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

John Vanags
**John J. Vanags**

And now, I, the said Kimie Perry, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **John J. Vanags, married and Susan L. Bown, unmarried as tenants in common with rights of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

**IN WITNESS WHEREOF,** the undersigned has caused this instrument to be executed on the 23rd day of May, 2017.

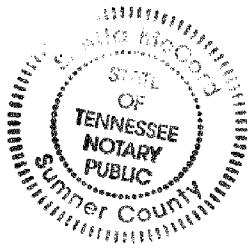
Kimie Perry
**Kimie Perry, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

On this 23rd day of May, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John J. Vanags, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of May, 2017.

Notary Public
My Commission Expires: 3/19/19



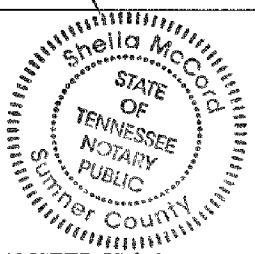

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimie Perry, Trustee, 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 23rd day of May, 2017.

Notary Public

My Commission Expires: 3/19/19




**STATE OF TENNESSEE**
**COUNTY OF WILSON**

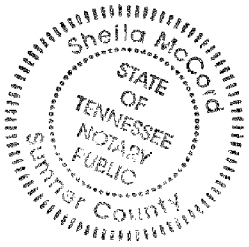
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2017.

Notary Public

My Commission Expires: 3/19/19



# *TRUE COPY CERTIFICATION*

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

