THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20170054641 DEEDQC
Recvd: 06/26/17 15:19 2 pgs
Fees:12.00 Taxes:0.00
20170626-0064212

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Ethan and Ashley Colclasure 3818 Hillsdale Dr. Nashville, TN. 37215	New Owner	116-16-0-151.00

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, Colclasure Company, LLC, a Tennessee Limited Liability Company, by these presents does hereby quitclaim and convey unto Ethan Colclasure and Ashley Colclasure, Husband and Wife, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-Subdivision of Lots 2 & 3 in Billuray Subdivision, Section 2, of record in Plat Book 4595, Page 143, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 105 feet on the easterly margin of Wallace Lane and extends back 255.6 feet on the southerly line and 269.35 feet on the broken northerly line to a dead line in the rear, measuring 115.1 feet thereon.

Being the same property conveyed to Joe R. Dougherty and wife, Lisa K. Dougherty by Warranty deed from Katherine Schaeffer Escamilla, now known as Katherine Schaeffer Kisrow, Thomas Charles Schaeffer, Laura Lynn Schaeffer and Martha Pearl Schaeffer, of record in Book 6684, Page 598, Register's Office for Davidson County, Tennessee, dated September 26, 1985 and recorded on October 17, 1985.

Being the same property conveyed to Colclasure Company, LLC by Warranty deed from Joe R. Dougherty and wife, Lisa K. Dougherty of record in Instrument No. 20170403-0032052 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 03, 2017.

This Improved property is also known as 3910 Wallace Ln, Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF **[DAVIDSON]**

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22nd day of June, 2017.

Affiant

My commission expires: 3/8/21

Notary Public

(Affix Seal)

EMELINE THRASH NOTARY PUBLIC TENNESSEE EXPIRES Mar 08, 2021 DAVIDSON COUNTY

Witness our hand this ___ day of June, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Colclasure Company, LLC

By: _____
Name: Ethan Colclasure
Title: Sole Member

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 Ethan Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Colclasure Company, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23RD day of June, 2017.

Emeline Thrash
Notary Public

My Commission Expires: 3/9/2021

EMELINE THRASH NOTARY PUBLIC DAVIDSON COUNTY EXPIRES TENNESSEE Mar 08, 2021