BILL GARRETT, Davidson County
Trans:T20170066092 DEEDQC
Recvd: 08/01/17 15:11 2 pgs
Fees:12.00 Taxes:0.00
20170801-0078215

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 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:
Ethan and Ashley Colclasure 3916 Wallace Lane Nashville, TN 37215	New Owners	116-16-0-137.00

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, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Billuray, Section I of record in Plat Book 2330, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 100 feet on the Easterly side of Wallace Lane and extends back 508.6 feet on the Northerly line and 518 feet on the Southerly line to a dead line, measuring 100.2 feet thereon.

Being the same property conveyed to Colclasure Company, LLC by Warranty deed from Richard Bryan Smith, David Lee Smith, Robert Andrew Smith, and Todd Patrick Smith of record instrument number 20160909-0095254, Register's Office for Davidson County Tennessee, dated August 26, 2016 and recorded on September 09, 2016.

This improved property also known as 3916 Wallace Ln Nashville, Tennessee 372152306.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 28th day of JULY 2017.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Colclasure Company, LLC

Ethan Colclasure
Sole Member

STATE OF TN
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 that he is an 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 for the purposes therein contained.

Witness my hand and seal this the 28TH day of JULY 2017.

Notary Public

My Commission Expires: 3/8/2021

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