BILL GARRETT, Davidson County
Trans:T20170073141 DEEDQC
Recvd: 08/23/17 11:00 2 pgs
Fees:12.00 Taxes:0.00
20170823-0086556

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Derek Dobbs	Same as Owner	09510005400
508 Wanda Drive		
Nashville, TN 37210		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Paul Kazanofski, a married man, do hereby quitclaim and by these presents does transfer and convey all of his right, title and interest unto Derek Dobbs, an unmarried man, his heirs and assigns, in and to the following tract of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee being Lot 152 on the Plan of Elm Hill Acres, Section 2, as of record in Plat Book 2331, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said lot begins at a point in the westerly margin of Wanda Drive, being the northeast corner of Lot 151; thence westwardly with the northerly margin of Lot 151, 148 feet to a monument; thence 42 degrees 26 minutes West 138.6 feet to a monument; thence North 37 degrees 14 minutes east, 33 feet to a point; thence easterly with the southerly margin of Lot 153, 264 feet to a point in the westerly margin of Wanda Drive; thence with said westerly margin of Wanda Drive, southwestwardly 80 feet to the point of beginning.

Being the same property conveyed to Paul Kazanofski by Special Warranty Deed from HSBC Mortgage Services, Inc., dated August 12, 2013, recorded August 22, 2013, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document. Grantor warrants that he has never occupied this property as a married person and that no marital or homestead rights apply. This property is not the primary residence of the grantor, his spouse or dependents.

IN WITNESS WHEREOF, I have hereunto set my hand on this 11th day of August 2017.

Paul Kazanofski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Kazanofski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 11th day of August 2017.

Notary Public

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 11th day of August 2017.

Notary Public

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

My Commission Expires: