PREPARED BY AND RETURN TO:
M. Todd Jackson
*3326 Aspen Grove Drive, Ste. 400*
*Franklin, TN 37067*
*Ph. (615) 778-9828 Fax (615) 778-3134*

| ADDRESS OF NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Joel Kochanski<br>419 Canterbury Rise<br>Franklin TN 37069 | New Owner |

**TAX MAP - PARCEL NUMBERS: 119 050 056.00**

# Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Joel Kochanski ,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Premier Single Family Homes, LLC, a Tennessee limited liability company,** his successors and/or assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Map of W. F. Davis Subdivision of Block No. 22 Cumberland Nurseries Plan of record in Plat Book 332, page 25, 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. 2 fronts 78 feet on the southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to Joel Kochanski, by Quitclaim Deed, from Premier Single Family Homes, LLC, a Tennessee limited liability company, dated January 6, 2017, recorded January 9, 2017, of record in Instrument No. 20170109-0001943, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Premier Single Family Homes, LLC, a Tennessee limited liability company, by Warranty Deed, from Mark O. McKay, a married man, dated December 21, 2016, recorded December 27, 2016, of record in Instrument No. 20161227-0135158, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Mark O. McKay, a married man, by Warranty Deed, from Ila D. Gaskin, unmarried, for a consideration value of $165,000.00, dated November 7, 2016, recorded November 8, 2016, of record in Instrument No. 20161108-0118096, Register's Office for Davidson County, Tennessee.

This property commonly known as: 229 Peachtree Street Nashville, TN 37210

Bill Garrett Davidson County
Batch# 3626 DEEDQC
09/22/2017 08:58:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20170922-0097220

WITNESS MY HAND on this the 19 day of September 2017.

**Joel Kochanski**

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ MAURY

Before me, SHELIA MAURER, a Notary Public of said State and County aforesaid, personally appeared Joel Kochanski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to Joel Kochanski, the within named bargainor, and he executed the foregoing instrument for the purpose therein contained.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 19 day of September 2017

My commission expires:
7-22-2019

Notary Public

(Seal)

SHELIA K. MAURER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF Tennessee COUNTY OF ~~Williamson~~ MAURY

***I HEREBY SWEAR OR AFFIRM*** that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

***~~WITNESS~~ MY HAND AND OFFICIAL SEAL***, this the 19 day of September 2017.

Affiant

**SWORN TO AND SUBSCRIBED BEFORE ME**, this the 19 day of September 2017.

My commission expires:
7-22-2019

Notary Public (Seal)

SHELIA K. MAURER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.