THIS INSTRUMENT PREPARED BY:

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

Bill Garrett Davidson County
Batch# 48392 DEEDQC
01/17/2018 02:27:08 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20180117-0004906

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Peter Zavadil Jennifer Ansell & Kevin Ansell	New Owner	083-10-0-173.00

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, **Ashley E. Bosshart, an unmarried woman and Nicholas M. Buda, an unmarried man and Peter Zavadil, a married man* and Jennifer Rothlein NKA Jennifer Ansell, a married woman***, by these presents do hereby quitclaim and convey unto **Peter Zavadil, a married man, as to a 50% interest and Jennifer Ansell and Kevin Ansell, wife and husband, as to a 50% interest, tenants in common,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the South 50 feet of Lots No. 11, 12 and 13 on the Plan of W. R. Cornelius, Jr. Subdivision of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee.

Said part of said Lots Nos. 11, 12 and 13 front 50 feet on the Easterly side of North 16th Street, formerly Hickman Street, and runs back between parallel lines 162 feet to the Westerly line of Lot No. 14 on said plan.

Being the same property conveyed to Robert Drimmer and Kyndon Oakes by Warranty deed from Marvin Cook, an unmarried man of record in Instrument No. 20140721-0064361 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014.

Being the same property conveyed to Ashley E. Bosshart, an unmarried woman and Nicholas M. Buda, an unmarried man, as joint tenants with common law rights of survivorship and Peter Zavadil, a married man and Jennifer Rothlein, an unmarried woman by Warranty deed from Robert Drimmer, a married man and Kyndon Oakes, a married man of record in Instrument No. 20160120-0006007 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 20, 2016.

Being also known as 201 North 16th St. Nashville, Tennessee 37206.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $190,000.00.

Subscribed and sworn to before me this the 5th day of January, 2018.

Affiant

My commission expires: 7-2-18
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2017.

Jennifer Rothlein NKA Jennifer Ansell

Kevin Ansell

Ashley E. Bosshart

Nicholas M. Buda

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 Jennifer Rothlein NKA Jennifer Ansell and Kevin Ansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

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 Ashley E. Bosshart and Nicholas M. Buda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2017.

Peter Zavadil

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 Peter Zavadil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018