THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Bill Garrett Davidson County Batch# 88363 **DEEDQC** 05/04/2018 02:03:43 PM 2 pgs Fees: $12.00 Taxes: $0.00 20180504-0042917	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26th day of April, 2018. Notary Public My Commission Expires: 2/19/22

HUDSON LEWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 19, 2022

QUITCLAIM DEED

Address New Owner: Daniel Sura 4818 Overcrest Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 147-06-0-095.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dan Sura aka Daniel Sura, unmarried and Felipe Sura, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Daniel Sura and Brenna Sura, husband and wife** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One, Caldwell Hall of record in Plat Book 2900, Page 59, 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. 25 begins at a point in the Northerly margin of Milner Drive between Lots Nos. 24 and 25 and extends thence Northerly with the line between said lots 122.7 feet to a point the common rear corner of Lots Nos. 24, 25 and 26; thence with line between Lots 25 and 26 Westerly 121.9 feet to a point in the Easterly margin of Overcrest Drive; thence with said margin of Overcrest Drive Southerly 88.5 feet to a point the beginning of a curve with a radius of 25 feet; thence around said curve 36.70 feet to a point in the Northerly margin of Milner Drive; thence with said margin of Milner Drive 87.57 feet to the point of beginning.

Being the same property conveyed to Dan Sura, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130930-0102383 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on September 30, 2013. (Value of consideration shown in aforementioned deed $138,500.00.)

Being the same property conveyed to Dan Sura, unmarried and Felipe Sura, married by Quitclaim Deed from Dan Sura, unmarried of record in Instrument No. 20130930-0102385 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on September 30, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 4818 Overcrest Drive Nashville, Tennessee 37211.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April 2018.

Dan Sura aka Daniel Sura

Felipe Sura

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dan Sura aka Daniel Sura and Felipe Sura, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April 2018.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

Notary Public
My Commission Expires: _____