17-1-638

Bill Garrett Davidson County
Batch# 103344 DEEDQC
06/12/2018 10:55:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180612-0056315

PREPARED BY AND RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Premier Single Family Homes, LLC P.O. Box 644 Spring Hill, TN 37174	New Owner
TAX MAP - PARCEL NUMBERS: 119020213.00	

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, I, **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,** its successors and 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. 6 on the Plan of Barbara Heights, of record in Plat Book 3842, page 258, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel Kochanski by Warranty Deed from Kenetia Butler dated October 16, 2017, recorded October 19, 2017, of record in Instrument No. 20171019-0107039, in Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Kenetia Butler by Warranty Deed from Nicki M. Clark and Stephanie V.B. Clark, dated December 31, 2012, recorded January 7, 2013, of record in Instrument No. 20130107-0001908, in the Register's Office for Davidson County, Tennessee.

The preparer of this instrument makes no representations or certifications as to the condition of title to the above-described property and has prepared this instrument based solely upon the information provided by the parties

This property commonly known as: **106 Valeria St, Nashville, TN 37210**

WITNESS MY HAND on this the 8 day of May, 2018.

Joel Kochanski

STATE OF TENNESSEE COUNTY OF MAURY

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Joel Kochanski, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8 day of May, 2018.

My commission expires:
7-22-2019

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF 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 8 day of May, 2018.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 8 day of May, 2018.

My commission expires:
7-22-2019

Notary Public (Seal)