THIS INSTRUMENT WAS PREPARED BY:

Bill Garrett Davidson County
Batch# 111712 DEEDQC
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Fees: $17.00 Taxes: $0.00
20180702-0063965

J. Ryan Johnson
Dunn Law Firm
240 Wilson Pike Circle, Suite 200
Brentwood, TN 37024
615-373-3055

QUITCLAIM DEED

FROM: **ANDREA NICOLE HEAGARTY, JEREMY WAYNE GANZEVOORT, & SHANNON GANZEVOORT**

TO: **ANDREA NICOLE HEAGARTY**

Address of New Owner(s) and mail tax statements to:

ANDREA NICOLE HEAGARTY
1025 W. Eastland Ave
Nashville, TN 37206

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, ANDREA NICOLE HEAGARTY (formerly Ditrich) an unmarried woman, JEREMY WAYNE GANZEVOORT and his wife, SHANNON GANZEVOORT, by these presents do hereby quitclaim and convey unto, ANDREA NICOLE HEAGARTY (formerly Ditrich) her heirs, successors and assigns, all their right, title and interest in and to the following described track of land:

Land in Davidson County, Tennessee, being Lot. No 20 Block "E" on the Plan of East Wood Addition, of record in Plat Book 332, Page 63, Register's Office of said County to which reference is hereby made for a more complete description. Being the same property conveyed to the Grantor(s) by Deed recorded s May 1, 2013 y herewith in instrument #200408130098223, Register's Office for said County.

Being all the same property conveyed to Andrea Nicole Ditrich and James paul Ditrich and by special warranty deed dated July 8, 2011, from The Bank of New York Melin fka The Bank of New York as successor in interest to JP Morgan Chase Bank, N. A. as trustee for FFMLT 04-FF10 of record in Instrument Number 20110708-0052316 at Register's office for Davidson County, Tennessee. Being a portion of the same property conveyed to the Bank of New York Mellon fka The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as trustee for FFMLT 04-FF1O by prior Warrant Deed, recorded in instrument number 20110607-0043460 in Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Anre Nicole Heagarty (formerly Ditrich) to Andrea Nicole Heagarty and Jeremy Wayme Ganzevoort by Quitclaim Deed on August 11, 2014 recorded in instrument number 20140812-0072478.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

STATE OF Illinois)
COUNTY OF Tazewell)

I, SHANNON GANZEVOORT do make oath and affirm that this Quitclaim Deed was executed and the property conveyed, in that the tract of land described and execute this instrument for the purposes contained therein with and within,

Shannon Ganzevoort
SHANNON GANZEVOORT

Sworn to and subscribed before me, this 25th day of October, 2017.

OFFICIAL SEAL
RENEE E GRUSY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-13-2020

R E G
NOTARY PUBLIC

My Commission Expires: 9/13/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, Affiant
Subscribed and sworn before me this the
2nd Day of July, 2018.
, Deputy Register

STATE OF Illinois)
COUNTY OF Tazewell)

I, JEREMY WAYNE GANZEVOORT, do make oath and affirm that this Quitclaim Deed was executed and the property conveyed, in that the tract of land described and execute this instrument for the purposes contained therein with and within,

JEREMY WAYNE GANZEVOORT

Sworn to and subscribed before me, this 25th day of October, 2017.

OFFICIAL SEAL
RENEE E GRUSY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-13-2020

NOTARY PUBLIC

My Commission Expires: 9/13/2020

STATE OF)
COUNTY OF)

I, ANDREA NICOLE HEAGARTY (formerly Ditrich), do make oath and affirm that this Quitclaim Deed was executed and the property accepted, in that the tract of land described and execute this instrument for the purposes contained therein with and within,

ANDREA NICOLE HEAGARTY (formerly Ditrich)

Sworn to and subscribed before me, this 6th day of June, 2018.

GREG KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-5-2020