QUITCLAIM DEED

STATE OF TEXAS
COUNTY OF Collin
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 10.00.

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 28 DAY OF August, 20 18

Notary Public

MY COMMISON EXPIRES: 2/21/2022

(AFFIX SEAL)

Return to:

CARRINGTON TITLE SERVICES, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10058762

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID URBANIAK	DAVID URBANIAK	061 16 0 192.00
1231 ARDEE AVE JERE BAXTER, TN 37216	1231 ARDEE AVE JERE BAXTER, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DAVID URBANIAK, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DAVID URBANIAK, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 of Block 'C' on the Map of the Resubdivision of Sunnymeade, of record in Book 974, page 57, Register's Office for said County.

Said Lot No. 41 of Block 'C' fronts 50 feet on the north side of Ardee Avenue and runs back 287 feet on the westerly line and 289.6 feet on the easterly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to David Urbaniak unmarried by a Deed dated 8/31/2001 and recorded 10/9/2001 as Document No. 2011009-0109766, among the land records of DAVIDSON County, Tennessee.

Property known as, 1231 ARDEE AVENUE, NASHVILLE, TN 37216

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

Bill Garrett Davidson County
Batch# 134260 DEEDQC
08/28/2018 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180828-0085361

Witness my hand this 20 day of AUGUST, 2018.

DAVID URBANIAK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CLINTON BRYANT of the state and county mentioned, personally appeared **DAVID URBANIAK** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/09/2021
COUNTY OF DAVIDSON

Clinton Bryant
Notary Public
Printed Name: CLINTON BRYANT
My Commission Expires: 03-08-21

201808280085361

True Copy Certification

I, Kathy Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TX

County of Collin

Personally appeared before me, Jen Gressett [Name of Notary], a notary public for this county and state, Kathy Nguyen [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

JENNIFER GRESSETT
Notary ID # 130644748
My Commission Expires
May 2, 2020