# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 199522 DEEDQC
02/27/2019 08:55:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190227-0017618

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, ~~2018.~~ 2019

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Svetlana Stepanovic** | **Same** | |
| (NAME) | (NAME) | |
| **315 33rd Avenue North** | 605B 49th Ave. N. | **P/O 091110280.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37209** | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**SVETLANA STEPANOVIC** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**SVETLANA STEPANOVIC** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LOT NUMBERS 8 OF BLOCK 97, ON THE MAP OF PLAN NUMBER 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, (ERRONEOUSLY REFERRED TO AS PAGES 75 AND 75) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SVETLANA STEPANOVIC, BY WARRANTY DEED FROM ERIC SOX, OF RECORD IN INSTRUMENT NUMBER 20120717-0062594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

## THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH EXISTING UNDERLYING LOT LINES AND TO OBTAIN SEPARATE MAP & PARCEL NOS.

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **P/O 605 49th Avenue North, Nashville, Tennessee 37209**

Witness our hands this the 25th day of February, 2018.

S. Stepanovic

**SVETLANA STEPANOVIC**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SVETLANA STEPANOVIC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of February, ~~2018.~~ 2019

Katherine Vincent

Notary Public
My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020