Karen Johnson Davidson County
Batch# 327397 DEEDQC
12/10/2019 09:42:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191210-0127211

THIS INSTRUMENT WAS PREPARED BY:
MARTIN SIR & ASSOCIATES
Fifth Third Bank Building
424 Church Street, Suite 2250
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel No:
Teresa Sheehan 1004 Horseshoe Drive Nashville, TN 37216	Teresa Sheehan 1004 Horseshoe Drive Nashville, TN 37216	61-11-71

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms in the Final Decree of Divorce in the certain case styled TERESA LEE (SHEEHAN) KRZEMINSKI v. ERIC KRZEMINSKY, Docket No. 13D-2037, in the Third Circuit Court for Davidson County, Tennessee.

Accordingly, Eric Krzeminski ("Grantor") does hereby quitclaim unto Teresa Sheehan ("Grantee"), her successors, heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Locust Grove Estates, as shown on plat of record in Plat Book 1424, Page 11, as amended in Plat Book 2921, Page 194, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Eric Krzeminski and Teresa Krzeminsky, husband and wife, from Jeffrey R. Dopp and wife, Rebeckah J. Dopp, recorded on July 22, 2005, in record of Instrument #20050722-0085805, in the Register of Deed's Office for Davidson County, Tennessee.

This is improved property known as 1004 Horseshoe Drive, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, easements, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of October, 2019.

ERIC KRZEMINSKI

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC KRZEMINSKI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of October, 2019.

Notary Public

My Commission Expires: June 7, 2023

OFFICIAL SEAL
ALEXANDER RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires JUN.07, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled TERESA LEE (SHEEHAN) KRZEMINSKI v. ERIC KRZEMINSKY, Docket No. 13D-2037, in the Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Affiant/ **TERESA LEE SHEEHAN (KRZEMINSKI)**

Sworn to and subscribed before me, this 16th day of OCTOBER, 2019.

Notary Public

My Commission Expires: 5/9/2023

MARY STEWART SCHWARZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023