# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 415523 **DEEDQC**
06/16/2020 10:55:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200616-0061911

PUTNAM COUNTY TENNESSEE NOTARY PUBLIC JUDITH C. JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of June 2020.

Notary Public

MY COMMISSION EXPIRES: 4-14-23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lucas Svedin | Pinnacle Bank | 091-11-0-076.00 |
| (NAME) | (NAME) | |
| 4802-A Illinois Ave. | 150 3rd Ave South Suite 900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bjorn Svedin and wife Janet Svedin,** hereinafter called the Grantor(s), have quitclaimed unto **Lucas Svedin,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 705, Block 105 on the plan of West Nashville, No. 1 as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 705 front together 25 feet on the northerly side of Illinois Avenue and extend back parallel lines 150 feet to an alley.

Being the same property conveyed to BJORN SVEDIN, AND WIFE, JANET SVEDIN AND LUCAS SVEDIN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP from BJORN SVEDIN by Quitclaim Deed on June 21, 2019, of record in Instrument Number 20190624-0060454, Register's Office for Davidson County, Tennessee.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4802-A Illinois Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 29th day of May, 2020.

Bjorn Svedin

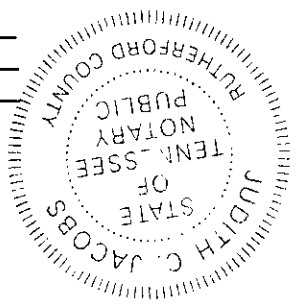
Janet Svedin

State of Tennessee
County of Davidson

Personally appeared before me Bjorn Svedin and Janet Svedin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of June, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23




**RETURN TO:**
**Lighthouse Title and Escrow**
**301 S. Perimeter Park Drive, Suite 125**
**Nashville, TN 37211**

**File No.: 202004035**