Karen Johnson Davidson County
Batch# 417767 DEEDQC
06/17/2020 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0063507

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Cheryl Dye Steele Jeffrey David Bialac 2735 Bobby Ave. Nashville, TN 37216	Pinnacle Bank 150 3rd Ave., S. Nashville, TN 37201	073-01-0-83.00

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, **Cheryl L. Steele, An Unmarried Woman,** by these presents does hereby quitclaim and convey unto **Cheryl Dye Steele, Unmarried, and Jeffrey David Bialac, Unamarried, as joint tenants with rights of survivorship,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 33 on the map of Happy Valley, Section "B", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the Northerly margin of Bobby Avenue, at a point 1025 feet East of the Easterly margin of Cooper Lane, being the corner of Lots Nos. 32 and 33; thence with the line between said two lots, Northwardly 140 feet to the Southwest corner of Lot No. 14; thence with the Southerly line of Lot No. 14, Eastwardly 75 feet to the Northwest corner of Lot No. 34; thence with the line between Lots Nos. 33 and 34, Southwardly 140 feet to the Northerly margin of Bobby Avenue; thence with said Avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to Cheryl L.Steele, an unmarried woman by Warranty deed from Melinda Lee Conley, an unmarried woman of record in Instrument No. 20020903-0105718 Register's Office for Davidson County, Tennessee, dated August 23, 2002 and recorded on September 03, 2002.

Being also known as 2735 Bobby Ave., Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5th day of June, 2020.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of June, 2020.

Cheryl L. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cheryl L. Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 5th day of June, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022