QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 799443 DEEDQC
02/02/2022 02:43:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220202-0012562

VN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy and Partners, PLLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne Lukach	**NEW OWNER**	
(NAME)	(NAME)	
1531 Douglas Avenue		**072-14-0-229.00**
Nashville, TN 37206	(ADDRESS)	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANNE LUKACH, SINGLE** ("GRANTOR") HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANNE LUKACH, SINGLE, AND STEPHEN ANDREW LUKACH, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("GRANTEES"), THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 61 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos. 21 to 26, Brownsville Addition, as of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Anne Lukach by Warranty Deed from Shana Claud- West, Executrix of the Estate of Wilma L. Claud, dated September 10, 2021 and recorded September 14, 2021 in Instrument No. 20210914-0122985, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as: **1533 Douglas Avenue, Nashville, TN 37206.**

*****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*****

Witness our hands this the 1 day of February 2022.

ANNE LUKACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 1st day of February 2022.

Notary Public
My Commission Expires: 11-3-2025

