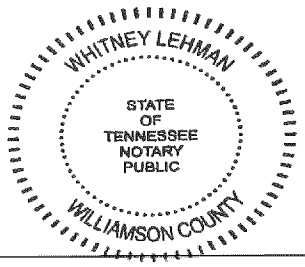
Karen Johnson Davidson County
Batch# 1240431 DEEDQC
02/25/2025 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013762



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 1/29/2028

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrance Sawchuk and Jennifer Thayer	New Owner	08204042600
(NAME) 1105C North 8th Street	(NAME) Same	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERRY SAWCHUK A/K/A TERRANCE SAWCHUK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERRANCE SAWCHUK AND JENNIFER LYNN THAYER, BOTH UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry Sawchuk by Deed dated December 29, 2016 from Alyssa Lauren Kark Sawchuk recorded January 12, 2017, in Instrument Number 20170112-0003872, in the Official Records of Davidson County, Tennessee. The subject property having never been a marital residence for Terry Sawchuk. The said Terry Sawchuk is also known as Terrance Sawchuk.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved X property, known as unimproved

1105C North 8th Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 18 day of February, 2025

Terrance Sawchuk
A/K/A Terry Sawchuk

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Terrance Sawchuk a/k/a Terry Sawchuk,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal this 18 day of February, 2025.

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

Notary
My commission expires: 3/28/28

Certificate of Authenticity

I, J. Trent Lehman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/24/25.

Date

Affiant Signature

2/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of February, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

