402501074

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

Davidson County DEEDQC
Recvd: 12/03/01 11:12 4pgs
Fees:27.00 Taxes:0.00
20011203-0132128

QUITCLAIM DEED

FROM:

DANIEL J. SCHAFER AND WIFE, PAMELA A. SCHAFER

TO:

MICHAEL J. PHILBIN, Trustee

FROM:

MICHAEL J. PHILBIN, TRUSTEE

TO:

DANIEL J. SCHAFER AND WIFE, PAMELA A. SCHAFER

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Daniel J. Schafer 3236 Cloverwood Drive Nashville, TN 37214	SAME	96-12-21

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to create a tenancy by the entirety, We, Daniel J. Schafer and wife, Pamela A. Schafer, hereby convey, remise, release and quitclaim all of our interest unto Michael J. Philbin, P.C., Trustee, his successors and assigns, the following described tract/parcels of land in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

BEING the same property conveyed to Daniel J. Schafer and wife, Pamela A. Schafer by Quitclaim Deed of record in Book 8515, page 612 from Gerald A. Schafer and wife, Beth Agnes Schafer (the parents of Daniel J. Schafer), the said Beth Agnes Schafer having joined in the conveyance for the purpose of conveying all of her right, title, claim and interest including but not limited to her homestead, dower and any and all marital rights. Prior to the conveyance in Book 8515, page 612, Daniel J. Schafer, who at the time was unmarried, owned a one-half (1/2) undivided interest in the property with his father Gerald A. Schafer. Since Daniel J. Schafer did not join in the Quitclaim Deed of record in Book 8515, page 612 as a grantor, it was recommended that his additional Quitclaim Deed be executed to insure that a tenancy by the entirety was created with Daniel's wife Pamela A. Schafer with respect to a 100% interest in the property.

This is improved property known as **3236 Cloverwood Drive, Nashville, TN 37214**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Daniel J. Schafer and wife, Pamela A. Schafer, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 18 day of October, 2001.

Daniel J. Schafer

Pamela A. Schafer

Michael J. Philbin, Trustee

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Daniel J. Schafer and wife, Pamela A. Schafer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October, 2001.

Notary Public

CYNTHIA SONNIER
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

Commission Expiration Date

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Michael J. Philbin, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in his capacity as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4TH day of October, 2001.

Notary Public

Jill Connors
My Commission Expires
November 27, 2004

Commission Expiration Date

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $**-0-**

Daniel J. Schafer, Affiant

Subscribed and sworn to before me, this 12 day of October, 2001.

Notary Public

CYNTHIA SONNIER
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

Commission Expiration Date



EXHIBIT "A"
LEGAL DESCRIPTION

BEING Lot No. 20 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 75 feet on the northerly side of Cloverwood Drive and runs back 150 feet between parallel lines to a line at the rear measuring 75 feet thereon.