Davidson County DEEDQC
Recvd: 11/17/06 08:19 2 pgs
Fees:12.00 Taxes:0.00
20061117-0142725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 093-16-0
Parcels 429.00 & 430.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this the 30th day of August, 2006.

Notary Public

My Commission Expires: 3/31/07

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
**761 Old Hickory Boulevard, Suite 301, Brentwood, Tennessee 37027**

ADDRESS NEW OWNER(S) AS FOLLOWS:

**Leah Klott Schwartz**
(Name)
55 Washington Ave
(Street Address)
Endicott, NY 13760
(City) (State) (Zip Code)

SEND TAX BILLS TO:

**"NEW OWNERS"**
(Name)
55 Washington Ave.
(Street Address)
Endicott, NY 13760
(City) (State) (Zip Code)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Richard S. Klott, as Successor Trustee of the "Isadore Klott Revocable Living Trust Dated December 20, 1993"**, a trust created and existing under the laws of the State of Illinois, hereinafter called the "**Grantor**", do hereby quitclaim and convey all right, title and interest to **Leah Klott Schwartz,** a widow now unmarried, hereinafter called the "**Grantee**", her successors and assigns, in and to:

A tract or parcel of unimproved property located in Nashville, Davidson County, Tennessee, and more fully described, as follows:

Being the northeast part of Lot No. 1 of Block "F" on the Plan of the Hermitage Addition to Nashville, described as follows:

Beginning on the south margin of Robertson Street 14-1/2 feet easterly from the easterly margin of Fairfield Avenue; thence with the south margin of Robertson Street easterly 50 feet to the corner of Lots Nos.1 and 2; thence with the line between said two lots southerly 83 feet, more or less, to the northeast corner of a part of said lot 1, formerly owned by Alex Stalcup; thence with the north line of said Stalcup lot westerly 50 feet; thence northerly 83 feet, more or less, to the beginning. Included in the said description but specifically excluded from this conveyance is that portion of the said property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of Record in Book 3878, Page 491, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Leah Schwartz, Trustee, to Phillip Klott, by Deed of record in Book 4312, page 259, Register's Office for Davidson County, Tennessee. The said Phillip Klott having since died and by Last Will and Testament of Phillip Klott of record in Will Book 98, page 22, Probate Court for Davidson County, Tennessee, the subject property was devised to Isadore Klott and Leah Klott Schwartz, in equal shares. The said Isadore Klott having since died and by the Last Will and Testament of Isadore Klott entered into probate in the Circuit Court of Cook County, Illinois County Department- Probate Division, as evidenced in Docket

No. 87, Page 559, the interest of said Isadore Klott, deceased, was conveyed to the trustee of the Isadore Klott Revocable Living Trust Dated December 20, 1993, the said Richard S. Klott being appointed Successor Trustee upon the death of the Trustee, Isadore Klott.

The legal description contained in this instrument is the same as recited in the Deed of record in Book 4312, page 259, Register's Office for Davidson County, Tennessee.

Being unimproved property located on Robertson Street, Nashville, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, the plan of record, if any, and any and all easements and/or rights-of-way and other matters of record, which are applicable the subject property.

Witness my hand this 30TH day of August, 2006.

**Isadore Klott Revocable Living Trust Dated December 20, 1993,**

By: _____
**Richard S. Klott,**
**Successor Trustee**

**STATE OF ILLINOIS )**
**)ss:**
**COUNTY OF COOK )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard S. Klott, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence ) and who upon his oath acknowledged himself to be the Successor Trustee of the Isadore Klott Revocable Living Trust Dated December 20, 1993, the within named bargainor, and that he as such Successor Trustee of the Isadore Klott Revocable Living Trust Dated December 20, 1993, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said Isadore Klott Revocable Living Trust Dated December 20, 1993 by himself as, Successor Trustee.

Witness my hand and official seal at Cook Co, Illinois, this the 30 day of AUG, 2006.

_____
**Notary Public**

My commission expires: 7-12-09

"OFFICIAL SEAL"
NANCY E. EISENHUT
Notary Public, State of Illinois
My Commission Expires July 12, 2009