Davidson County DEEDQC
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Fees:22.00 Taxes:0.00

20070622-0074744

This instrument prepared by:
Industry Partners Title, LLC
433 Broadway, 3rd Floor
Saratoga Springs, New York 12866

QUITCLAIM DEED

TITLE OF DOCUMENT

PARCEL# 135160B12000CO

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Bryan Kipke and Karen Kipke 642 Flintlock Court Nashville, Tennessee 37217	Bryan Kipke and Karen Kipke 642 Flintlock Court Nashville, Tennessee 37217	Map/Parcel:135160B12000CO

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Bryan Kipke, who took title as an unmarried man and who is now a married man by these presents do hereby quitclaim and convey unto the said Bryan Kipke and Karen M Kipke, husband and wife as joint tenants, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Add Spouse to Title.

Being the same property conveyed to Bryan Kipke by from Beazer Homes Corporation dba Phillips Builders, a Tennessee Corporation by Warranty Deed dated 9/27/2004 and recorded 10/7/2004 as Insturment or Book/Page No. 20041007-0121102 of said Register's Office.

This is Unimproved ( ) property known as 642 Flintlock Court, Nashville, Tennessee 37217
Improved (✓)

Whenever 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 our hand this 13 day of June, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bryan Kipke

Karen M Kipke

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson) ss

Personally appeared before me, Bryan Kipke, a Notary Public in and for said County and State, **Bryan Kipke and Karen M Kipke** the within named bargainor, individual(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.

Given under my hand and official seal of office at Hermitage, TN this 13 day of June, A.D., 2007.

NOTARY STAMP/SEAL

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: _____

MY COMMISSION EXPIRES:
March 20, 2010

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The express purpose of this Conveyance is to add Spouse to title

The actual consideration or value whichever is greater, for this transfer is $_____
Subscribed and sworn to before me this the 13 day of June, 2007

(Affix Seal)

Bryan Kipke

Karen M Kipke

Notary Public

My Commission Expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 20, 2010

Witness our hand this 11 day of June, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bryan Kipke

Karen M Kipke

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson) ss

Personally appeared before me, Karen M. Kipke, a Notary Public in and for said County and State, **Bryan Kipke and Karen M Kipke** the within named bargainor, individual(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.

Given under my hand and official seal of office at Nashville, TN. this 11 day of June, A.D., 2007.

NOTARY STAMP/SEAL

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claudia Boyett
NOTARY PUBLIC
Notary Commission Expires: _____

MY COMMISSION EXPIRES:
March 20, 2010

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The express purpose of this conveyance is to add spouse to title

The actual consideration or value whichever is greater, for this transfer is $_____
Subscribed and sworn to before me this the 11 day of June, 2007

(Affix Seal)

Bryan Kipke

Karen M Kipke

Claudia Boyett
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
March 20, 2010

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: 25973

EXHIBIT "A"

Current Owner: Bryan Kipke

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 120 on the plan of Woodridge at Nashboro Village of record in Instrument Number 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same premises conveyed to Bryan Kipke from Beazer Homes Corporation dba Phillips Builders, a Tennessee Corporation by Warranty Deed dated 9/27/2004 and recorded 10/7/2004 as Instrument or Book/Page No. 20041007-0121102 of the Davidson County Clerk's Office.

SHOWN FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 642 Flintlock Court, Nashville, TN 37217

PARCEL ID# 135160B12000CO