File No. n-07-119

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/04/07 14:43 1 pgs
Fees:12.00 Taxes:0.00

20071204-0140459

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ [illegible]
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF Dec 20 07
Deputy Register

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Rochlitz	Regions Bank DBA Regions Mortgage	83-5/175.00
(NAME)	(NAME)	
2287 Shibley Ave	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
San Jose CA 95125	Birmingham, AL	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Tim's Propreties Too**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Kurt Rochlitz**, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 1 on the Plan of O'Donnell property of record in Plat Book 2, Page 37, Chancery Court at Nashville, Davidson County, Tennessee, said part of said Lot No. 1 fronts 50 feet on the South side of Mansfield Avenue, formerly McFerrin Ave., and runs back between parallel lines 189.29 feet to an alley.

Being the same property conveyed to Tim's Properties, Too, LLC by Quitclaim Deed from Timothy Kenefick ½ interest, James E Rochlitz and Jean Rochlitz ¼ interest and Kurt Rochlitz and Mary Lynn Rochlitz ¼ interest, dated 05/06/06 of record as Instrument Number 200609280119847, Register's Office for Davidson County, Tennessee.

Property Address: 1030 Mansfield Ave, Nashville, TN 37206No

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1030 Mansfield Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 12/4/2007.

Tim's Properties Too

STATE OF

COUNTY OF

Witness my hand at office this 4 day of December, 2007

Commission expires: July 10, 2011

DELORES E LUCK NOTARY PUBLIC AT LARGE WILSON CO TENN.

Delores E Luck
Notary Public