QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/05/08 09:58 2 pgs
Fees:12.00 Taxes:0.00

20080305-0021967

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 2008.

Notary Public

MY COMMISSION EXPIRES: 2/23/2011
(Affix Seal)

SHAWN ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-23-2011

THIS INSTRUMENT WAS PREPARED BY:
OLD SOUTH TITLE, LLC., 607 Due West Ave., Suite 100, Madison, TN. 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Edward M. Kubilus and Manuela McCoy	506 Key Road	43-10-A-61
555 N. Dupont Avenue Unit C-4 Madison, TN 37115 (CITY) (STATE) (ZIP)	Lafayette, TN 37083 (CITY) (STATE)	

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, Edward M. Kubilus, unmarried
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO Edward M. Kubilus, unmarried and Manuela McCoy, married, as her sole and separate property
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. C-54 (209) of Madison Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 179-182, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Edward M. Kubilus, unmarried, from Aubrey B. Harwell, Trustee by Warranty Deed dated May 24, 1996 and filed for record May 29, 1996 in Book 10063, page 991, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5426, page 614 as corrected in Book 5608, page 551, and Book 8014, page 416, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is: Unimproved ( )
Improved (X) Property, known as 555 N. Dupont Avenue, Unit C-54, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand this 1st day of February, 2008

Edward M. Kubilus

Edward M. Kubilus

Individual (s) Acknowledgment

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dawn Robertson a Notary Public in and for said County and State, the within named Edward M. Kubilus, the bargainor 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 purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of February, 2008.

Commission Expires: 2/23/11

DAWN ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-23-2011

Dawn Robertson
Notary Public