Davidson County DEEDQC
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20080805-0080524

PREPARED BY:
PHILIP SMITH, ATTORNEY
Suite 2400 - L&C Tower
401 Church Street
Nashville, TN 37219

FROM: **GERALDINE MILLER FLANZTMAN**

TO: **EYAL EVAN FLANTZMAN**
309 Turnberry Circle
Brentwood, Tennessee 37027-8240.

Send Tax Statements To
AND New Owner:
EYAL EVAN FLANTZMAN
309 Turnberry Circle
Brentwood, Tennessee 37027-8240.

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 /695430

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms and conditions of a decree of absolute divorce rendered by the Fourth Circuit Court of Davidson County, Tennessee, bearing Docket No. **06D-1217** and styled ***EYAL EVAN FLANTZMAN v. EYAL EVAN FLATZMAN, Geraldine Miller Flantzman,*** hereby transfers and by these presents does remise, release and quitclaim unto, **EYAL EVAN FLANTZMAN**, his heirs and assigns, all of my right, title and interest in and to the following described land in located at 309 Turnberry Circle, Brentwood, Tennessee 37027-8240 described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Second Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, pages 477 and 478, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to the Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation by deed from Jones Land Company, LLC, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Eyal E. Flantzman and Wife, Geraldine Miller Flantzman from the Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record at Book 10672, Page 194 of Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 10369, page 48, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor(s) herein.

WITNESS my hand this, the 14 day of July, 2008.

GERALDINE MILLER FLANTZMAN

STATE OF Pennsylvania)

COUNTY OF Lackawanna)

Personally appeared before me, GERALDINE MILLER FLANTZMAN, a Notary Public in and for the above County and State, the within named **GERALDINE MILLER FLANTZMAN** the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 14th day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 5/18/2011

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NAIDA MENIAM, NOTARY PUBLIC
SCRANTON., LACKAWANNA COUNTY, PA.
MY COMMISSION EXPIRES MAY 18, 2011

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Second Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Page 477 and 478, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property as conveyed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation to Eyal E. Flantzman and Wife, Geraldine Miller-Flantzman, as described in Book 10672, Page 194 Dated 10/31/1997, Recorded 11/05/1997 in Davidson County Records.

Tax ID: 172 09 0A 023.00