THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
205 McGavock Pike
Nashville, TN 37214
09-0618

Davidson County DEEDQC
Recvd: 10/06/09 11:38 3 pgs
Fees:17.00 Taxes:0.00
20091006-0092894

QUITCLAIM DEED

Address New Owner:
Leonard D. Semeraro
2929 Selena Dr. J138
Nashville, TN 37211

Send Tax Bills To:
Leonard D. Semeraro
2929 Selena Dr. J138
Nashville, TN 37211

Map and Parcel:
119140A13800CO

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Lenny Semeraro, hereinafter referred to as the "GRANTOR" and Leonard D. Semeraro, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Lenny Semeraro, has this day quitclaimed unto Leonard D. Semeraro, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Unit No. 138, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Lenny Semeraro from C & H Company by deed dated 01/10/1997 filed for record on 01/23/1997 in Book 10327, page 230, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 1st day of October, 2009.

Lenny Semeraro

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Lenny Semeraro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 1 day of October, 2009.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 1 day of October, 2009.

My commission expires: 6-26-11

Notary public



Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

