BILL GARRETT, Davidson County
Trans:T20090087933 DEEDQC
Recvd: 12/31/09 12:24 3 pgs
Fees:17.00 Taxes:0.00

20091231-0118972

After Recording, Return to:

Tammy Kugler
3202-C Normandy Woods Drive
Ellicott City, MD 21043

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Tammy L. Kugler, 7516 Watervale Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126-16-0A-303.00

QUITCLAIM DEED

Andrew B. Kugler and **Tammy L. Kugler**, husband and wife, hereinafter grantors, of **Davidson County, Tennessee**, for $10.00 (ten dollars and no cents) in consideration paid, grant and quitclaim to **Tammy L. Kugler**, hereinafter grantee, whose tax mailing address is **7516 Watervale Drive, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot 233 on the Final Plan of River walk, Phase 2-A, Section 2, as shown by the plat appearing of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to Jeffrey L. Frickman by Warranty Deed from The Craig Company, a Tennessee Corporation dated 5/8/06 and recorded on 5/15/06 as Instrument No. 20060515-0056685, Register's Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record. Elena A. Frickman joins in this deed in order to convey any right title or interest she may have in the property by virtue of her marriage to Jeffrey L. Frickman. Jeffrey L. Frickman and Jeffrey Larson Frickman being one and, the same person. Jerry Barnes executes

this instrument as Attorney-in-Fact on behalf of Jeffrey Larson Frickman and Elena A. Frickman, pursuant to the Power of Attorney(s) being recorded simultaneously herewith in Instrument Ho. 200704050041269 and in Instrument No. 200704050041270 , Register's Office for Davidson County, Tennessee.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **20070405-0041271**

Executed by the undersigned on 12/29, 2009:

Andrew B. Kugler

Tammy L. Kugler

LORI M. STERLING NOTARY PUBLIC HOWARD COUNTY, MD

Lori M. Sterling
NOTARY PUBLIC STATE OF MARYLAND
HOWARD COUNTY
My Commission Expires March 13, 2013

STATE OF Maryland
COUNTY OF Howard

The foregoing instrument was acknowledged before me on 12/29, 2009 by **Andrew B. Kugler** who is personally known to me or has produced Tennessee License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

STATE OF Maryland
COUNTY OF Howard

The foregoing instrument was acknowledged before me on 12/29, 2009 by **Tammy L. Kugler**, who is personally known to me or has produced Tennessee License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Maryland
County of Howard

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29th day of December, 2009.



(Seal)

Lori M. Sterling
NOTARY PUBLIC STATE OF MARYLAND
HOWARD COUNTY
My Commission Expires March 13, 2013

Lori M. Sterling
NOTARY PUBLIC STATE OF MARYLAND
HOWARD COUNTY
My Commission Exp...

Tammy L. Kugler
Affiant

Tammy L. Kugler
Print Name

Lori M. Sterling
Notary Public

My commission expires:

3/13/2013

Lori M. Sterling
Print Name

Grantee's Name and Address:

Tammy L. Kugler
7516 Watervale Drive , Nashville, TN 37221
Send tax statement to grantee