| Box 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20100009846 DEEDQC<br>Recvd: 02/18/10 15:21 2 pgs<br>Fees:12.00 Taxes:0.00<br>20100218-0012554 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2010.<br>Notary Public<br>MY COMMISSION EXPIRES: AUGUST 23, 2011<br>(AFFIX SEAL) |

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **TIM'S PROPERTIES, TOO, LLC** | **REGIONS MORTGAGE** | **094-02-0-034.00** |
| (NAME)<br>**5870 EAST ASHLAND DRIVE** | (NAME)<br>**2050 PARKWAY OFFICE CIRCLE** | |
| (ADDRESS)<br>**NASHVILLE, TN 37215** | (ADDRESS)<br>**BRIMINGHAM, AL 35244** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *QUITCLAIM DEED*

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KURT ROCHLITZ,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO **TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ALL OF MY RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Shelby Village No. Three, as of record in Book 2083, page 6, Register's Office for said County.

Said Lot No 71 fronts 52 feet on the north side of Electric Avenue and runs back parallel lines 150 feet to an alley.

Being the same property conveyed to Kurt Rochlitz from Tim's Properties, Too, LLC, a Tennessee limited liability company, by quitclaim deed dated July 14, 2008 of record as Instrument No. 20080714-0071979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

**THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR**

unimproved ( )
This is improved( X ) property, known as **1613 ELECTRIC AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 hand this 18th day of **FEBRUARY, 2010**

**KURT ROCHLITZ**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kurt Rochlitz**, the bargainor, 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 office this 18 day of **FEBRUARY, 2010**.

My Commission Expires: **AUGUST 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public