WHEN RECORDED, RETURN TO:
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Davidson County DEEDQC
Recvd: 04/28/10 15:22 5 pgs
Fees:27.00 Taxes:0.00
**20100428-0032422**

**This Instrument Prepared Under the Supervision OF:**
**M. Powell, Esquire BOPR# 5372**
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
**(866) 755-6300**

6451161-4

**Map & Parcel:**
10416010500

# QUIT CLAIM DEED

[this deed is being executed between inner family member to add a daughter to title]

**New Owner/ Property Being Conveyed**
Mary K. Kohnhorst
Allen David Kohnhorst
1716 Ashwood Avenue
Nashville, TN 37212

**Send Tax Bills To:**
New Owner

**Mail Tax Statement To:**
New Owner

42012226

THIS INDENTURE, made this 15th day of April, 2010, between ALLEN DAVID KOHNHORST, et ux, MARY K. KOHNHORST also known as Mary Kathryn Sigler Kohnhorst, residing at 1716 Ashwood Avenue, Nashville, TN 37212 hereinafter collectively referred to as **"Party of the First Part"** and MARY K. KOHNHORST and ALLEN DAVID KOHNHORST, wife and husband, as tenants by the entirety and their daughter, BRIDGETTE MARIE KOHNHORST, a single woman, residing at 1716 Ashwood Avenue, Nashville, TN 37212, all as joint tenant with the right of survivorship, hereinafter collectively referred to as **"Party of the Second Part."**

**WITNESSETH**

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

**A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:**

**BEING LOT NO. 118, IN GEORGE W. BALIR'S SUBDIVISION OF BELMONT HEIGHTS, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 161, PAGE 175, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A REVISED PLAN THEREOF IN RECORD IN BOOK 332, PAGE 56, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-ESTABLISHED HEREBY.**

**BEING THE SAME PROPERTY AS CONVEYED TO ALLEN DAVID KOHNHORST, ET EX, MARY KATHRYN SIGLER KOHNHORST, BY DEED FROM EVELEYN COFFEY KIEFFER, DATED 04/28/1981 RECORDED 04/23/1981 IN BOOK 5738 PAGE 398 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**PROPERTY ADDRESS:** 1716 Ashwood Avenue, Nashville, TN 37212
***The legal description was obtained from a previously recorded instrument.***

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Allen David Kohnhorst
**ALLEN DAVID KOHNHORST**

**STATE OF TENNESSEE** }

**COUNTY OF** Davidson }

On this 15 day of April, 2010, before me personally appeared **ALLEN DAVID KOHNHORST**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Sheila A. Walker
NOTARY PUBLIC
**My comm expires November 20, 2010**

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.

Allen David Kohnhorst
Affiant ALLEN DAVID KOHNHORST

Subscribed and sworn to before me
this 15 day of April, 2010.

Sheila A. Walker
NOTARY PUBLIC

My Commission Expires: Nov. 20, 2010

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Mary K. Kohnhorst also known as Mary Kathryn Sigler Kohnhorst

**MARY K. KOHNHORST also known as Mary Kathryn Sigler Kohnhorst**

**STATE OF TENNESSEE** }

**COUNTY OF** Davidson }

On this 15 day of April, 2010, before me personally appeared **MARY K. KOHNHORST also known as Mary Kathryn Sigler Kohnhorst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

SHEILA A. WALKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Mary K. Kohnhorst also known as Mary Kathryn Sigler Kohnhorst

Affiant

Subscribed and sworn to before me this 15 day of April, 2010.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 2010

SHEILA A. WALKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

**This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer.** No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

State of TN

County of Davidson

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.

Allen David Kohnhorst

ALLEN DAVID KOHNHORST

Affiant

Subscribed and sworn to before me

This 15 day of April, 2010.

Sheila A. Walker

Notary Public

My commission expires: Nov. 20, 2010

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My comm expires November 20, 2010

# True Copy Certification

I, Derrick Bray, do hereby make oath that I am a licensed attorney and/or 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 Ohio

County of Cuyahoga

Personally appeared before me, Tiffany E. Dandy, a notary public for this county and state, Derrick Bray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec 16, 2011

Notary' Seal

NOTARIAL SEAL STATE OF OHIO

TIFFANY DANDY
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
December16, 2011