BILL GARRETT, Davidson County
Trans:T20110002332 DEEDQC
Recvd: 01/12/11 11:15 2 pgs
Fees:12.00 Taxes:0.00
20110112-0003287



# QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILL TO: | MAP-PARCEL Nos. |
|---|---|---|
| Kristen Vanderkooi<br>3510 Belmont Blvd.<br>Nashville, TN 37215 | Kristen Vanderkooi<br>3510 Belmont Blvd.<br>Nashville, TN 37215 | 117-12-155 |

This Instrument Prepared By:

**Kristen Vanderkooi, No. 23610**
**The Law Office of Kristen Vanderkooi**
**P.O. Box 159273**
**Nashville, TN 37215**
**(615) 299-7857**

**FOR AND IN CONSIDERATION** of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Johan Wilhelm Roland Kinberg, individually**, hereinafter called the **Grantor** by these presents does hereby quitclaim and convey unto **Kristen Vanderkooi, individually**, hereinafter called the **Grantee**, his heirs, successors, and assigns, all of her right, title, and interest in and to the property located in Davidson County with the following legal description; to wit:

Being the northerly part of Lot No. 11, on the Plat of Noel Property on Graybar Lane east of Belmont Blvd., not of record described according to a survey made by W. B. Southgate, Surveyor, February 5, 1924 as follows:

Beginning on the easterly margin of Belmont Blvd. at a point 200 feet north of the northerly margin of Graybar Lane, said point being the northwest corner of property conveyed to R.A. Baker and wife, by deed from John Q. Schisler and wife, in Book 1290, Page 77, Register's Office for said county; thence with the easterly margin of said Blvd., northwardly 153 1/3 feet into the southerly line of Miss Delia Noel's land; thence with said line, eastwardly 200 feet 6 inches to the corner of lots 10 and 11; thence with the line between said two lots southwardly 141.75 feet to the northeast corner of said Baker property; thence with the northerly line of said Baker property westwardly 200 feet to the beginning.

Being the same property conveyed to Kristen Vanderkooi by deed from William D. Hovey dated July 15, 2008 of record in Inst. 20080715-0072494,

Register's Office for Davidson County, Tennessee.

This improved property, known as: 3510 Belmont Blvd., Nashville, TN 37215.

THIS LEGAL DESCRIPTION WAS TAKEN FROM A PRIOR DEED.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

**WITNESS** my hand this 09 day of January, 2011.

**Johan Wilhelm Roland Kinberg**

**STATE OF** Tennessee ]
**COUNTY OF** Davidson ]

Personally appeared before me, Margaret A. Donovan, a Notary Public in and for said County and State, the within named **Johan Wilhelm Roland Kinberg, (Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: July 7 2014

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12 DAY OF Jan 20 11
Deputy Register