Prepared without a title search by Daniel J. Neher
235 Newman Avenue, Harrisonburg, VA 22801
Instrument insurer is unknown
063 16 0B 212.00

BILL GARRETT, Davidson County
Trans:T20110020932 DEEDQC
Recvd: 04/08/11 15:12 3 pgs
Fees:17.00 Taxes:0.00
20110408-0027513

THIS QUITCLAIM DEED, made this 27th day of September, 2010, between **Howard R. COHEN** and **Esther J. COHEN**, husband and wife, grantors, and **Howard R. COHEN**, **Esther J. COHEN** and **Maria E. COHEN**, grantees, provides as follows:

Grantors do quitclaim and convey to Howard R. Cohen, Esther J. Cohen and Maria E. Cohen, grantees, as joint tenants with the right of survivorship, all that parcel of land and the rights and improvements belonging to it, located in Davidson County, State of Tennessee, and designated as **LOT TWO HUNDRED NINETY-FOUR (294)** on the plan of **HAMPTON PARK (formerly Chitwood Downs, a planned unit development)** and recorded in the Davidson County Register's Office in Plat Book 6900, at Pages 550, 551, and 552, and Certificate of Correction in Book 7462, at Page 445, and by Amendment to Change Name in Book 818, at Page 112.

Grantors acquired this property from Samuel Taylor Beals, III, and Kimberly J. Beals by deed recorded April 13, 2007, as Instrument #20070426-0050053.

This conveyance is subject to easements, conditions, restrictions and reservations contained in recorded deeds, plats and other instruments in the chain of title to the property which have not expired by a time limitation contained in the instrument or otherwise become ineffective.

WITNESS the following signatures and seals:

Howard R Cohen (SEAL)
HOWARD R. COHEN

Esther J. Cohen (SEAL)
ESTHER J. COHEN

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG

Howard R. Cohen and Esther J. Cohen, husband and wife, acknowledged the foregoing instrument before me on this 30 day of September, 2010.

My commission expires:

DANIEL J. NEHER NOTARY PUBLIC REG # 167352 MY COMMISSION EXPIRES 11/30/2010 COMMONWEALTH OF VIRGINIA

Daniel J Neher
Notary Public

Send tax bill to:
Grantees address:
709 Oak Hill Dr
Harrisonburg VA
22801

STATE OF VIRGINIA
COUNTY OF ROCKINGHAM

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Howard R Cohen
Affiant
Howard R. Cohen

Esther J. Cohen
Affiant
Esther J. Cohen

Subscribed and sworn to before me, this the 10 Day of January 20 11

Daniel J Neher
Notary

DANIEL J. NEHER
NOTARY PUBLIC
REG # 167352
MY COMMISSION EXPIRES
11/30/2014
COMMONWEALTH OF VIRGINIA