Davidson County DEEDQC
Recvd: 04/29/11 10:37 4 pgs
Fees:22.00 Taxes:0.00
20110429-0032853

Commitment Number: 204.02045

AFTER RECORDING RETURN TO:
UPF WASHINGTON INC
12410 E MIRABEAU PKWY #100
SPOKANE VALLEY WA 99216
REF # 281215

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:
ANTHONY J. SBERNA and **THERESA M. SBERNA**, 105 HARPETH TRACE CT, NASHVILLE, TN 37221.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
143 06 0A 031.00
Exempt from recordation tax as a deed creating a tenancy by the entireties. Code Section 67-4-409(a)(3)(A)(ii)

QUITCLAIM DEED

ANTHONY J. SBERNA and **THERESA M. KESKE, known now as THERESA M. SBERNA,** husband and wife, hereinafter grantors, of **Davidson County, Tennessee,** without monetary consideration paid, grant and quitclaim to **ANTHONY J. SBERNA** and **THERESA M. SBERNA,** husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **105 HARPETH TRACE CT, NASHVILLE, TN 37221.**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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. 31 ON THE PLAN OF HARPETH TRACE ESTATES, PHASE ONE, OF RECORD IN BOOK 5200, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 31 FRONTS 58.7 FEET ON THE

NORTHERLY SIDE OF HARPETH TRACE COURT AND RUNS BACK 118 FEET ALONG THE EASTERLY LINE AND 106.5 FEET ALONG THE WESTERLY LINE TO A LINE IN THE REAR, ON WHICH IT MEASURES 75 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. SBERNA AND WIFE THERESA M. KESKE BY DEED FROM THOMAS L. TURK AND WIFE, JUDITH A. TURK OF RECORD IN INSTRUMENT NO.; 20041118-0138498, 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: **20041118-0138498**

Executed by the undersigned on 4/14/11, 2011:

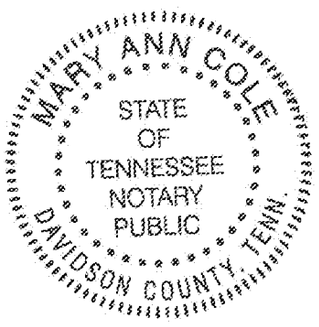
ANTHONY J. SBERNA

THERESA M. KESKE, known now as Theresa M. Sberna

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 4/14/11, 2011 by **THERESA M. KESKE, known now as Theresa M. Sberna and ANTHONY J. SBERNA**, who are personally known to me or have produced driver 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

My Commission expires: 7-8-2013

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TENNESSEE
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 $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

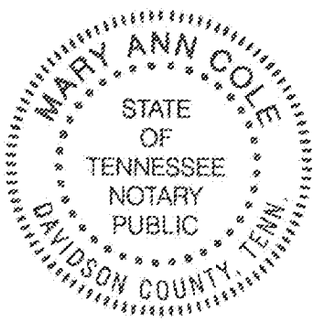
Subscribed and sworn to before me

This 14th day of April, 2011.

Affiant

LAWRENCE B. GOTTLIEB
Print Name

(Seal)



Notary Public

My commission expires:

07-08-2013

MARY ANN COLE
Print Name

Grantees' Names and Address:

ANTHONY J. SBERNA and THERESA M. SBERNA
105 HARPETH TRACE CT, NASHVILLE, TN 37221.
Send tax statement to grantees

TRUE COPY CERTIFICATION

I, Michelle Steinmetzer, do hereby make oath that I am 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.

State of Washington)

County of Spokane)

Personally appeared before me, Janice M Willmering, a notary public for this county and state, Michelle Steinmetzer, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Janice M Willmering

My commission expires: 2/1/2014
Notary seal

Notary Public
State of Washington
Janice M Willmering
Commission Expires 02-01-2014