BILL GARRETT, Davidson County
Trans:T20110034598 DEEDQC
Recvd: 06/09/11 13:16 2 pgs
Fees:12.00 Taxes:0.00
20110609-0044302

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-

Linda Faye Freund
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF JUNE, 2011.

Cynthia L Shaffer
NOTARY PUBLIC

My Commission expires:

CYNTHIA L. SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MAY 6, 2013

THIS INSTRUMENT PREPARED BY

Miranda R. Christy, Attorney at Law, Sitites & Harbison, PLLC
401 Commerce Street, Suite 800, Nashville, Tennessee 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Lakomy Freund Linda Faye Freund 800 Lakemont Drive Nashville, Tennessee 37220	SAME	083-15-0-107.00

QUITCLAIM DEED

For and in Consideration of the sum of ten dollars cash in hand paid, and for the purpose of creating a tenancy by the entirety in a remainder and a life estate, I, **John Lakomy Freund**, heir at law of **Josephine Lakomy Freund**, by these presents do remise, release and quitclaim unto **Miranda R. Christy, Trustee,** her successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Fortland Park, Section 2, of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 85 feet on the easterly side of Noonan Drive and runs back between lines 168.5 feet on the northerly line and 162.4 feet on the southerly line to a dead line in the rear on which it measures 96.3 feet.

Being the same property conveyed to John A. Freund and wife Josephine Lakomy Freund by Warranty Deed of record at Book 3104, page 551, Register's Office for Davidson County, Tennessee. The said John A. Freund predeceased Josephine Lakomy Freund on or about November 23, 1998, leaving Josephine Lakomy Freund the surviving tenant by the entirety. The Will of John A. Freund is probated in Will Book 224, page 244, Probate Clerks's Office for Davidson County, Tennesee. The said Josephine Lakomy Freund died on or about May 28, 2007, leaving, John Lakomy Freund as her heir at law. Reference is being made to the Affidavit of Heriship of record as Instrument Number 20110609004430, said Registers's Office. Further reference is made to the unprobated Will of Josephine Lakomy Freund attached as an exhibit to the Affidavit of Heirship which would have devised the subject property to Simon Lakomy for life with a remainder to John Lakomy Freund and wife Linda Faye Freund.

This is improved property with an address of 2711 Noonan Drive, Nashville, Tennessee 37206.

And now, the said **Miranda R. Christy, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby remise, release and quitclaim to **John Lakomy Freund** and wife **Linda Faye Freund**, their heirs and assigns, subject to the life estate held by Simon Lakomy and other matters that may or may not be of record, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 9th day of June, 2011.

Miranda R. Christy, Trustee

John Lakomy Freund

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 **John Lakomy Freund**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of June, 2011.

My Commission Expires:

Notary Public

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2013

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 **Miranda R. Christy, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of June, 2011.

My Commission expires:

Notary Public

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2013