Davidson County DEEDQC
Recvd: 02/28/12 10:32 5 pgs
Fees:27.00 Taxes:0.00
20120228-0017093

QUITCLAIM DEED

MAIL RECORDED DEED TO:

TIMOTHY M. NOLTE
226 DOWNEYMEADE DRIVE
NASHVILLE,T N 37214

OWNER (SEND TAX BILLS TO):

TIMOTHY M. NOLTE
226 DOWNEYMEADE DRIVE
NASHVILLE,T N 37214

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY M. NOLTE, an unmarried man, and AMY D. NOLTE, an unmarried woman, who took title as husband and wife (herein, "Grantor"), whose address is 226 Downeymeade Drive, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to TIMOTHY M. NOLTE, an unmarried man (herein, "Grantee"), whose address is 226 Downeymeade Drive, Nashville, TN 37214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 226 Downeymeade Drive, Nashville, TN 37214

WITNESS my hand and seal this 23 day of February, 2012.

PIN NO: 085.07-07-0-048.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Timothy M. Nolte

Amy D. Nolte

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Timothy M. Nolte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of February, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/28/15

ROBERT R. HARRIS, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Amy D. Nolte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of February, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/28/15

ROBERT R. HARRIS, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is ϕ.

GRANTEE

Grantee signature _____
Timothy M. Nolte

Subscribed and sworn to under oath before me, this 23 day of February, 2012.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/28/15

[Affix Notary Seal]

ROBERT R. HARRIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

[Legal Description]

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

Being Lot No. 217, Section Four on the Plan of Stanford Country Club Estates, as of record in Plat Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3066, Page 219 and Record Book 3127, Page 370, Register's Office of said County.

This is improved property, known as 226 Downeymead Drive, Nashville, TN 37214.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200012120122502.

PIN NO: 085.07-07-0-048.00

STREET ADDRESS:

226 Downeymeade Drive, Nashville, TN 37214

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, Nikki Gerardi, 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 Rhode Island

County of Providence

Personally appeared before me, Kristyn J. Perry, a notary public for this county and state, Nikki Gerardi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTYN J PERRY
Notary Public
STATE OF RHODE ISLAND
My Commission Expires 7-3-2013

My Commission Expires: 7/3/2013
Notary' Seal (if on paper)