Davidson County DEEDQC
Recvd: 03/08/12 08:09 5 pgs
Fees:27.00 Taxes:0.00
20120308-0020170

Commitment Number: 2012-28522

After Recording, Return To: PREPARED BY & RETURN TO:
ENTITLE DIRECT
200 CORPORATE CENTER DRIVE
SUITE 200
MOON TOWNSHIP, PA 15108

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Andrew W. Zenor and **Karen S. Zenor**, 1746 Hillmont, Dr. Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 11711010500
Exempt from recordation tax Tenn. Code 67-4-409(a)(4)

527465

QUITCLAIM DEED

Andrew William Zenor and **Karen Suzanne Zenor, Trustees of the Andrew William Zenor and Karen Suzanne Zenor joint trust agreement dated March 25, 2005**, hereinafter grantors, of **Davidson County, TN**, for $ 0.00 (Zero Dollars) in consideration paid, grant and quitclaim to **Andrew W. Zenor** and **Karen S. Zenor**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1746 Hillmont, Dr. Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 17-A, PLAN OF HILLMONT COMMONS, RESUBDIVISION OF LOTS A AND B, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060419-0044941, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW WILLIAM ZENOR AND KAREN SUZANNE ZENOR TRUSTEES OF THE ANDREW WILLIAM ZENOR AND KAREN SUZANNE ZENOR JOINT TRUST AGREEMENT DATED MARCH 25, 2005 FROM SHAFFER HOME SERVICES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY BY DEED DATED 15-DEC-2011 AND RECORDED ON 23-JAN-2012 IN INSTRUMENT NO. 20120123-0006364 IN THE COUNTY RECORDER'S OFFICE OF DAVIDSON COUNTY, TN.
PARCEL NO. 11711010500
Property Address is: 1746 Hillmont, Dr. Nashville, TN 37215

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 2/29, 2012:

Andrew William Zenor Trustee
Andrew William Zenor TRUSTEE OF THE ANDREW WILLIAM ZENOR AND KAREN SUZANNE ZENOR JOINT TRUST AGREEMENT DATED MARCH 25, 2005

Karen Suzanne Zenor Trustee
Karen Suzanne Zenor TRUSTEE OF THE ANDREW WILLIAM ZENOR AND KAREN SUZANNE ZENOR JOINT TRUST AGREEMENT DATED MARCH 25, 2005

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 29th Feb., 2012 by **Karen Suzanne Zenor, Andrew William Zenor, TRUSTEES OF THE ANDREW WILLIAM ZENOR AND KAREN SUZANNE ZENOR JOINT TRUST AGREEMENT DATED MARCH 25, 2005**
who are personally known to me or have produced Drivers Licenses 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

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My comm. expires October 19, 2014

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(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, 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 29th day of February, 2012.

Andrew W. Zenor
Affiant

Andrew W. Zenor
Print Name

(Seal)

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:
My comm. expires October 19, 2014

Sheila A. Walker
Print Name

Grantees' Names and Address:

Andrew W. Zenor and **Karen S. Zenor**
1746 Hillmont, Dr. Nashville, TN 37215
Send tax statement to grantees

True Copy Certification

I, Cathy Manges, 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 Pennsylvania
County of Allegheny

Personally appeared before me, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries