BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120020447 DEEDQC
Recvd: 03/21/12 13:26 2 pgs
Fees:17.00 Taxes:0.00
20120321-0024009

STATE OF TEXAS
COUNTY OF Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Stefania Kenefick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March 2012.

SOMMER NICOLE HANSEL
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 9/2/15

Notary Public
MY COMMISSION EXPIRES 09/02/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEFANIA KENEFICK, ET AL	**REGIONS BANK D/B/A REGIONS MORTGAGE**	**094-01-0-367.00**
(NAME)	(NAME)	
15850 SEVEN SPRINGS ROAD	**2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS)	(ADDRESS)	
HOUSTON, TX 77084	**BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STEFANIA KENEFICK A/K/A STEPHANIE M. KENEFICK, UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO **LEE A. COHEN, TRUSTEE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, 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. 150 on the Plan of Shelby Village No. 2, as of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stefania Kenefick from Timothy Kenefick by deed of record as Instrument Number 20100823-0066439, Register's Office for Davidson County, Tennessee.

AND NOW, I, the said Lee A. Cohen, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim unto **STEFANIA KENEFICK, UNMARRIED AND TIMOTHY KENEFICK, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** all of my right, title, and interest in the same property herein above described and set forth, to which reference is hereby made.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 1835, page 48 and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(x) property known as **1421 ELECTRIC AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of March, **2012**

Stefania Kenefick
STEFANIA KENEFICK

Lee A. Cohen Trustee
LEE A. COHEN, TRUSTEE

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Stefania Kenefick,** the bargainor, with whom I am personally acquainted (or proved to me on 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 14 day of March, **2012.**

Notary Public

My Commission Expires: 09/02/2015

SOMMER NICOLE HANSEL
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 9/2/15

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 **Lee A. Cohen, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of March 2012.

My Commission Expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON