QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: Sept 3, 2012

(AFFIX SEAL)

CHARLES M. WINN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title Agency, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Andrew Morgenstern	SAME	096-10-0-078.00
(NAME)	(NAME)	
639 Denver Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Andrew Morgenstern and Emily Marie Morgenstern

hereinafter referred to as the Grantor(s), by these presents does hereby remise, release and QUITCLAIM unto

James Andrew Morgenstern

hereinafter referred to as the Grantee(s), all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 239 on the Plan of Cloverhill Section 6, as of record in Book 2133, page 89, 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 James Andrew Morgenstern and Emily Marie Morgenstern by Affidavit of Heirship, of record in Instrument Number 20120524 0045113, Register's Office for Davidson County, Tennessee, dated May 21, 2012.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2847 Teakwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120038281 DEEDQC
Recvd: 05/24/12 11:55 2 pgs
Fees:12.00 Taxes:0.00
20120524-0045114

Witness my hand this 22ND day of May, 2012.

James Andrew Morgenstern

Emily Marie Morgenstern

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Andrew Morgenstern and Emily Marie Morgenstern, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 23rd day of May, 2012.

Notary Public

My Commission Expires: Sept. 3, 2015

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY