THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Carl J. Meyer, Esq. for
Landsel Title Agency, Inc.
961 N. Hamilton Road, Ste. 100
Gahanna OH 43230
Tax ID #
Telephone: 614-337-1928 Fax: 614-337-9206
File No. GH-17407

Davidson County DEEDQC
Recvd: 05/31/12 08:29 4 pgs
Fees:22.00 Taxes:0.00
20120531-0046863

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL J. KANAK, Married, and CHARLOTTE A. KANAK, His Wife, and DAVID O. DEMETER AND EMILY CLAIRE DEMETER,** hereinafter referred to as "Grantors", do hereby bargain, sell, remise, release, quit claim and convey unto **DAVID O. DEMETER and EMILY CLAIRE DEMETER, Husband and Wife, as tenants by the entireties**, hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

All that certain lot parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit Lot 131 on the Plan of West Park Phase 3, of record in Instrument #20060202-0012968, as further set out in the Declaration of Covenants. Conditions and Restrictions for West Park Homeowners Association Inc. of record in Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument #20041221-0151636, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference made for a more complete description.

BEING the same property conveyed to David O. Demeter and Emily Claire Demeter, Husband and Wife and Michael J. Kanak, married from NVR, Inc., a Virginia Corporation, by Deed dated September 4, 2007, and recorded on September 12, 2007, as Document No. 20070912-0109370.

Tax Parcel No. 114 08 0C 135.00
Address: 7277 Charlotte Pike #335, Nashville, Tennessee 37209

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH

COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 10th day of May, 2012.

Witness

MICHAEL J. KANAK

CHARLOTTE A. KANAK

STATE OF TENNESSEE
COUNTY OF Wilson, SS:

On this the 10th day of May, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared **MICHAEL J. KANAK, Married, and CHARLOTTE A. KANAK, His Wife,** known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same as their free act and deed.

Notary Public

My Commission expires: 08-31-15

JARED A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness

DAVID O. DEMETER

EMILY CLAIRE DEMETER

STATE OF TENNESSEE
COUNTY OF Davidson SS:

On this the 8 day of May, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared **DAVID O. DEMETER and EMILY CLAIRE DEMETER, Husband and Wife**, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same as their free act and deed.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015

Notary Public

My Commission expires: 05-05-15

STATE OF TENNESSEE
COUNTY OF LAWRENCE

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for taxes:
DAVID O. DEMETER and EMILY CLAIRE DEMETER
7277 Charlotte Pike #335
Nashville, Tennessee 37209

Affiant:

Subscribed and sworn to before me this 8 day of May, 2012.

Notary Public
My Commission expires: 05-05-15

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires May 05, 2015

I, Darren Rudolph, 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.

Darren Rudolph

Signature

State of Ohio

County of Franklin

Personally appeared before me, JANICE L. SHOOK, a notary public for this county and state, Darren Rudolph who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janice L Shook

Notary's Signature

NOTARIAL SEAL STATE OF OHIO

Janice L. Shook
Notary Public, State of Ohio
My Commission Expires 03-15-2015

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).