Davidson County DEEDQC
Recvd: 07/11/12 15:48 4 pgs
Fees:22.00 Taxes:0.00
20120711-0060999

This document prepared by
(and after recording return to):
Real Advantage LLC
Sean Depp
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275
File #426834

Send Tax Statements to:
Robert H. Traeger
123 Brighton Close Street
Nashville TN 37205

QUITCLAIM DEED

(removing wife from title, Consideration = 0)

This QUITCLAIM DEED, made this 25 day of June, 2012 between **Robert H. Traeger and Betty R. Traeger,** who departed this life on 11/27/2005 in Death Cert#0506547 , Grantor, and **Robert H. Traeger,** whose address is 123 Brighton Close Street * A Widower
Nashville TN 37205, Grantee, witnesseth that the Grantor, for and in consideration of the sum of No Dollars ($0.00) and other good and valuable consideration, to him in hand paid by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby release, remise and forever quitclaim unto the said Grantee, their heirs and assigns forever, all the right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows::

A certain tract or parcel of land in County of Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Brighton Close, Phase II, of record in Book 7900, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert H. Traeger and Betty R. Traeger in deed dated 07/19/1993 recorded 07/29/1993 in Book 9018, Page 770, in the County of Davidson, State of Tennessee.

Commonly known as: 123 Brighton Close Street, Nashville TN 37205

Parcel ID: 104130F12300C0

WITNESS Grantor's hand this the 25 day of June, 2012.

Robert H. Traeger
Robert H. Traeger

State of Tennessee
County of Davidson

The foregoing instrument was acknowledged before me this 25 day of June, 2012,

by Robert H. Traeger

, who

is personally known to me or who has produced Fla Drivers License as identification.

My Commission Expires:
01/07/13

Notary Public

State of Tennessee
County of Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 0.00

Robert H. Traeger
Affiant

Affiant

Affiant

Subscribed and sworn to before me, this 25 day of June, 2012

Notary Public

My Comm Exp 01/07/13

EXHIBIT A

A certain tract or parcel of land in County of Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Brighton Close, Phase II, of record in Book 7900, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert H. Traeger and Betty R. Traeger in deed dated 07/19/1993 recorded 07/29/1993 in Book 9018, Page 770, in the County of Davidson, State of Tennessee.

Commonly known as: 123 Brighton Close Street, Nashville TN 37205

Parcel ID: 104130F12300C0

True Copy Certification

I, Shannon Malone, 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.

Shannon Malone
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Wendie Frambes a notary public for this county and state, Shannon Malone who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendie L. Frambes, Notary Public
Findlay Twp., Allegheny County
My Commission Expires March 7, 2013
Member, Pennsylvania Association of Notaries

Notary's Signature

My Commission Expires: 3-7-13
Notary' Seal (if on paper)