File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120051668 DEEDQC
Recvd: 07/13/12 10:00 2 pgs
Fees:12.00 Taxes:0.00
20120713-0061649

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: March 3, 2015
(AFFIX SEAL)

MICHAEL J. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis G. Kovac and William H. Yeary 1008 Curdwood Avenue Nashville, TN 37216	WELLS FARGO NA #936 PO BOX 100515, ISAOA FLORENCE, SC 29502-0515	06111017400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Francis G. Kovac, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francis G. Kovac, an unmarried man and **William H. Yeary**, an unmarried man as joint tenants with right of survivorship and not as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 the West ½ of Lot No. 9 on the Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Said part of said Lot fronts 50 feet 1 inch on the southerly side of Maplewood Boulevard, now called Curdwood Boulevard and runs back between lines 231 feet on the westerly line and 233.35 feet on the easterly line to the northerly margin of McIver Street and shows 50 feet thereon.

The legal description contained in this deed is the same legal description in the prior recorded deed.

Being the same property conveyed to Francis G. Kovac, an unmarried man by deed from Kudzu Real Estate Inc., of record in Instrument Number, 20110805-0060245 Register's Office for Davidson County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1008 Curdwood Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 My hands this 13 day of July, 2012.

Francis G. Kovac, an unmarried man

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Francis G. Kovac, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 13th day of July, 2012.

NOTARY PUBLIC

My commission expires: March 3, 2015

MICHAEL J. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027