This Instrument Prepared By: Foundation Title & Escrow Series LLC
2672 N. Mt Juliet Rd
Mt. Juliet Tn 37122

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Emily S. Engelhardt	SAME	136-05-0-A-132.00 CO
1382 Rural Hill Rd. Antioch, TN 37013		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Jack A. Engelhardt, divorced called the GRANTOR, does hereby quitclaim and convey unto Emily S. Engelhardt, divorced GRANTEE, all right, title and interest in the said property listed below:

Being Lot 89, as shown on THE ENCLAVE AT BAYVIEW ESTATES (formally known as Bayview Estates) Phase Five, of record in Instrument No. 20040325-0033733, in the 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 Jack A. Engelhardt and Emily S. Engelhardt by Warranty Deed from NVR, Inc,. a Virginia Corporation T/A Fox Ridge Homes, filed for record on August 17, 2004 as Instrument No. 20040817-0099503, Registers office for Davidson County Tennessee.

This is ____unimproved or __X__improved property located at: 3308 Tinney Place Nashville Tn 37217

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 21st day of March, 2012.

Jack A. Engelhardt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, the within named Jack A. Engelhardt, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of June, 2012.

NOTARY PUBLIC

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-3-15

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 28 day of June, 2012.

NOTARY PUBLIC

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-3-15

BILL GARRETT, Davidson County
Trans: T20120057143 DEEDQC
Recvd: 08/02/12 13:36 1 pgs
Fees: 12.00 Taxes: 0.00

20120802-0068611