THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
E. F. Bridge
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209
Telephone: 410-580-0666 Fax: 410-580-0600
File No. AST-12-4771

BILL GARRETT, Davidson County
Trans:T20120069314 DEEDQC
Recvd: 09/14/12 12:38 3 pgs
Fees:17.00 Taxes:0.00
20120914-0083626

TAX ID 156020128 00

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ANN C. STRODE, who took title as ANN DIROFF**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **ANN C. STRODE and CLARENCE W. STRODE, JR., wife and husband, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** 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 or parcel of land situate in the **County of Davidson**, State of Tennessee, and being more particularly described as follows:

BEING LOT NO. 628, ON THE PLAN OF HARPETH WOODS SECTION OF HARPETH VALLEY PARK, OF RECORD IN BOOK 4860, PAGE 111, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING the same property conveyed to Ann Diroff from Gregory C. Diroff, by Deed dated March 7, 2005, and recorded on March 11, 2005, as Document No. 200503110027126.

THE IMPROVEMENT THEREON BEING COMMONLY KNOWN AS 874 BEECH BEND DRIVE, NASHVILLE, TN 37221

NOTE: DEED FOR NO MONETARY CONSIDERATION BEING RECORDED TO ADD A SPOUSE TO TITLE AND REFLECT THE MARRIED NAME/STATUS OF THE PARTIES HEREIN; EXEMPT FROM TRANSFER FEES.

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.

~~TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.~~

WITNESS Grantor's hand this 31 day of July, 2012.

Witness

Ann C Strode {SEAL}
ANN C. STRODE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31 day of July, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared ANN C. STRODE, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Keeley Benoit
Notary Public

My Commission expires: September 16, 2012

KEELEY BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Ann C Strode Clarence W Strode Jr

Subscribed and sworn to before me this ___ day of August, 2012.

Notary Public
My Commission expires: 3/15/15

RENAY ROTHSTEIN NOTARY PUBLIC MY COMMISSION EXPIRES MAR. 15, 2015 BALTIMORE CO., MD

Person or Agency responsible for taxes: Owners
ANN C. STRODE and CLARENCE W. STRODE, JR.
5019 CREEKSIDE DRIVE
MURFREESBORO, TN 37128