Davidson County DEEDQC
Recvd: 01/08/13 12:30 5 pgs
Fees:27.00 Taxes:0.00
20130108-0002441

Commitment Number: 300121

After Recording Return To:
Ruth A. Wassynger and **William Wassynger**
3621 Trimble Rd, Nashville, TN 37215

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Ruth A. Wassynger and **William Wassynger**, 3621 Trimble Rd, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13008013000

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.
Ruth A. Wassynger, hereinafter grantor, of **Davidson County**, **Tennessee**, without consideration paid, grants and quitclaims to **Ruth A. Wassynger, Wife** and **William Wassynger, Husband**, hereinafter grantees, whose tax mailing address is **3621 Trimble Rd, Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF LARKWAY GARDENS, OF RECORD IN BOOK 2133, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 120 FEET ON THE SOUTHERLY MARGIN OF TRIMBLE ROAD AND EXTENDS BACK 334.5 FEET ON THE EASTERLY IS AND 334.5 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 120.0 FEET THEREON.
Property Address is: 3621 Trimble Rd, Nashville, TN 37215

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **2009-1203-0110934**

Executed by the undersigned on 4 December 2012:

Ruth A. Wassynger

Ruth A. Wassynger

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 4 Dec., 2012 by **Ruth A. Wassynger**, who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/(her) signature was his/(her) free and voluntary act for the purposes set forth in this instrument.

Notary Public

My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4 day of December, 2012.



(Seal)

Affiant

RUTH A. WASSYNGER
Print Name

Notary Public

My commission expires:
My comm. expires October 19, 2014

Sheila A. Walker
Print Name

Grantees' Names and Address:

Ruth A. Wassynger and **William Wassynger**
3621 Trimble Rd, Nashville, TN 37215
Send tax statement to grantees

True Copy Certification

I, BHRET HAESSIG, 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.

Signature

State of CALIFORNIA

County of VENTURA

Personally appeared before me, JENNIFER WALL, a notary public for this county and state, BHRET HAESSIG, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/3/2015
Notary' Seal (if on paper)



COMM. # 1924165
COMM. EXPIRES 2/3/2015