Davidson County DEEDQC
Recvd: 02/14/13 13:11 6 pgs
Fees:32.00 Taxes:0.00
20130214-0015169

After Recording Return to:
EMMA GENSERT-THOMAS
AND RUSSELL THOMAS
818 NEARTOP DRIVE
NASHVILLE, TN 37205
File No. 2301-71882

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
10310010800 1of2

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 2 day of NOV., 2012, by and between EMMA GENSERT-THOMAS, F/K/A EMMA L. GENSERT, A MARRIED WOMAN, WHO TOOK TITLE AS UNMARRIED, of 818 NEARTOP DRIVE, NASHVILLE, TN 37205, hereinafter referred to as Grantor(s) and EMMA GENSERT-THOMAS, A MARRIED PERSON, of 818 NEARTOP DRIVE, NASHVILLE, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 818 NEARTOP DRIVE, NASHVILLE, TN 37205
Property Tax ID No.: 10310010800
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20080204-0011197, Recorded: 02/04/2008

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 10310010800

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Emma Gensert Thomas, F/K/A Emma L. Gensert

EMMA GENSERT-THOMAS, F/K/A
EMMA L. GENSERT

STATE OF WA
COUNTY OF KING

Personally appeared before me, the undersigned notary public of the aforesaid County and State, EMMA GENSERT-THOMAS FKA EMMA L. GENSERT the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 2 day of NOV, 2012.

Notary Public
Commission expires: 12/19/15
Charles P. Smart

★CHARLES P. SMART★
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 19, 2015

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

Emma Gensert Thomas
Affiant / Emma Gensert-Thomas

Subscribed and sworn to before me this 2 day of NOV , 2012.

Notary Public Charles P. Smart
Commission Expires 12/19/15

Name and address for person(s) responsible for taxes:

EMMA GENSERT-THOMAS AND RUSSELL THOMAS
818 NEARTOP DRIVE
NASHVILLE, TN 37205

Name and address of property owner:

EMMA GENSERT-THOMAS AND RUSSELL THOMAS
818 NEARTOP DRIVE
NASHVILLE, TN 37205

ALL – PURPOSE ACKNOWLEDGMENT

State of WA

County of KING

On 11/2/2012 (DATE) before me, CHARLES P. SMART (NOTARY'S PRINTED NAME),

personally appeared, EMMA GENSERT-THOMAS (SIGNERS),

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

☆CHARLES P. SMART☆
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 19, 2015

WITNESS my hand and official seal.

NOTARY SIGNATURE
Charles P. Smart

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)
☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF BROOKSIDE COURTS, ADDITION NO. 4, SECTION 3, AS OF RECORD IN BOOK 2083, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR9S) BY DEED RECORDED FEBRUARY 4, 2008, INSTRUMENT NO. 20080204-0011197, REGISTER'S OFFICE FOR SAID COUNTY.

PARCEL NUMBER(S): 10310010800

PROPERTY COMMONLY KNOWN AS: 818 NEARTOP DRIVE, NASHVILLE, TN 37205

True Copy Certification

I, Tara Reel, 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.

Tara Reel
Signature

State of California

County of Placer

Personally appeared before me, Yeulita Wallace [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Reel

Yeulita Wallace
Notary's Signature

My Commission Expires: 8-7-2013
Notary' Seal (if on paper)

YEULITA WALLACE
Commission # 1860288
Notary Public - California
Placer County
My Comm. Expires Aug 7, 2013