BILL GARRETT, Davidson County
Trans:T20130015133 DEEDQC
Recvd: 02/22/13 14:47 5 pgs
Fees:27.00 Taxes:0.00
20130222-0018095

This instrument prepared by:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400
Return To: Record 1st
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
56980115 78198674 1530368

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael R. Kuffner 2207 10th Avenue South, Unit A Nashville, TN 37204	Michael R. Kuffner 2207 10th Avenue South, Unit A Nashville, TN 37204	105130B00200CO

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Michael R. Kuffner, a married man, who acquired title as unmarried man, and Stephen J. Kuffner and Barbara A. Kuffner, husband and wife** by these presents do hereby quitclaim and convey unto the said **Michael R. Kuffner, a married man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove Co-Owner(s) from Title.

Being the same property conveyed to **Michael R. Kuffner, unmarried and Stephen J. Kuffner and Barbara A. Kuffner, his wife** by Warranty Deed from **Ryan Anthony Miller, an unmarried man** of record as Document No. 20080304-0021706, said Register's Office.

This is unimproved ( ) property known as 2207 10th Avenue South, Unit A, Nashville, Tennessee 37204

Improved ( )

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.

Witness our hand this 7th day of November, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael R. Kuffner

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Carol B. Christian, a Notary Public in and for said County and State, **Michael R. Kuffner** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 2001 A 10th Ave. S Nashville, TN this 7th day of December, A.D., 2012

NOTARY STAMP/SEAL

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
Notary Commission Expires 2/8/2016

Witness our hand this _____ day of _____, 20____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____ _____

Stephen J. Kuffner Barbara A. Kuffner

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, _____, a Notary Public in and for said County and State, **Stephen J. Kuffner and Barbara A. Kuffner** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20___.

NOTARY STAMP/SEAL

_____

NOTARY PUBLIC

Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

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

Subscribed and sworn to before me this the 19th day of November, 2012.

(Affix Seal)

_____

Affiant

_____

Notary Public

My Commission Expires: 1/6/14

KELLEY M. HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hand this 14th day of November, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephen J. Kuffner

Barbara A. Kuffner

ACKNOWLEDGMENT

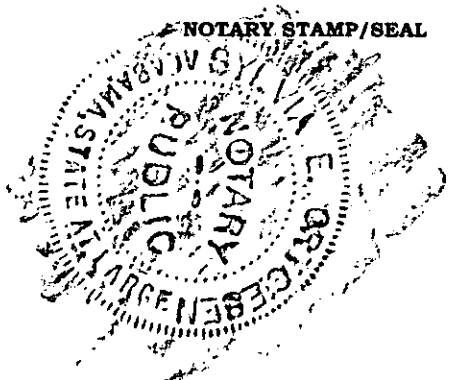
STATE OF Alabama)

COUNTY OF Madison) ss

Personally appeared before me, Sylvia Ostgusen, a Notary Public in and for said County and State, **Stephen J. Kuffner and Barbara A. Kuffner** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Huntsville, Alabama this 14th day of November, A.D., 2012.

NOTARY STAMP/SEAL



Sylvia Ostgusen
NOTARY PUBLIC
Notary Commission Expires: 11/3/2015

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $_____.
Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 105130B00200CO

Land Situated in the County of Davidson in the State of TN

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A ON THE PLAN OF 2207 TOWNHOMES, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 17-101, ET SEQ., AS AMENDED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20050208-0014709 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF 2207 TOWNHOMES CONDOMINIUMS AS SHOWN ON EXHIBIT "A" TO SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING SIMULTANEOUSLY RECORDED WITH A QUIT CLAIM DEED BETWEEN MICHAEL R. KUFFNER, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED MAN, AND STEPHEN J. KUFFNER AND BARBARA A. KUFFNER, HUSBAND AND WIFE, HEREINAFTER REFERRED TO AS THE GRANTORS AND MICHAEL R. KUFFNER, A MARRIED MAN AS GRANTEE, DATED NOVEMBER 11, 2012 AND RECORDED ON THE DATE OF_____ IN DEED BOOK_____PAGE_____, IN THE DAVIDSON COUNTY CLERKS OFFICE.

Being the same property conveyed to Michael R. Kuffner, unmarried and Stephen J. Kuffner and Barbara A. Kuffner, his wife , by deed dated February 29, 2008 of record in Deed Instrument/Case No. 20080304-0021706, in the County Clerk's Office.

Commonly known as: 2207 10th Ave S , Nashville, TN 37204



·U03252280·

1634 11/29/2012 78198674/1