This instrument prepared by:
Shirley A. Blackburn
2319 Cabin Hill Road
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 02/27/13 08:21 4 pgs
Fees:22.00 Taxes:0.00
20130227-0019296

Owner/Responsible Taxpayer
Brian E. Kruse and Dandida K. Kruse
2319 Cabin Hill Road
Nashville, TN 37214

Map/Parcel No.: 073-11-0-091.00

QUITCLAIM DEED

M.I.S. FILE NO 043132

THIS INDENTURE, made and entered into this 12 day of February, 2013, by and between Shirley A. Blackburn, an unmarried woman, whose address is 2319 Cabin Hill Road, Nashville, TN 37214 party of the first part, and Brian E. Kruse and Dandida K. Kruse, husband and wife as tenants by the entirety, whose address is 2319 Cabin Hill Road, Nashville, TN 37214 party of the second part,

WITNESSETH: That for NO CONSIDERATION, the said party of the first part does hereby quitclaim and convey unto the said party of the second part, all right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59, ON THE PLAN OF SUNSET VIEW, REVISION OF SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGES 27 AND 28 AND CORRECTED IN BOOK 2806, PAGE 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAY, PUBLIC AND PRIVATE, AS MAY BE SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS WELL AS THOSE FOUND UPON INSPECTION OF THE PREMISES. THIS CONVEYANCE IS FURTHER MADE SUBJECT TO ANY AND ALL MATTERS SHOWN ON THE PLAT OF RECORD IN BOOK 2663, PAGE 27, AND BOOK 2806, PAGE 41 AND ENCUMBRANCES AS MAY BE SHOWN OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS WHERE THE REAL PROPERTY IS SITUATED.

Being the same property conveyed to Brian E. Kruse and Dandida K. Kruse, husband and wife, and Shirley A. Blackburn, an unmarried woman by Deed dated March 7, 2008 from Sandra

M. Reynolds, Unmarried of record in Document No.: 2008-0313-0025533 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 2319 Cabin Hill Road, Nashville, TN 37214

WITNESS the hand and seal of the party of the first part the day and year first above written.

Shirley A. Blackburn,

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, Shirley A. Blackburn, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2013

NOTARY STAMP/SEAL

NOTARY PUBLIC

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Commission Expires: NOV 4, 2013

My Commission Expires Nov. 4, 2013

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

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, $ 0.00. Pursuant to T.C.A. 67-4-409(a)(4) tax is based only on actual consideration given for a conveyance and not on the value of the property.

Subscribed and sworn to before me this the 12 day of February, 2013

(Affix Seal)

Shirley A. Blackburn,

Notary Public

My Commission Expires: My Commission Expires Nov. 4, 2013

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording Mail To:
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

TRUE COPY CERTIFICATION

I, Tammy Pavlus, 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.

Tammy Pavlus

State of Ohio
County of Cuyahoga

Personally appeared before me, Stanley M. Sirosky, a notary public for the state of Ohio, Tammy Pavlus who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



STANLEY M. SIROSKY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
Oct. 16, 2016

Stanley M Sirosky Notary Public

My Commission Expires: October 16, 2016
Notary Seal