Davidson County DEEDQC
Recvd: 03/21/13 14:14 2 pgs
Fees:12.00 Taxes:0.00
20130321-0028184

File No.

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosie Krapf	Same	133 03 0 003.00
(NAME) 3211 Southlake Ct	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Rosie L. Lancaster, un-married

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosie Krapf, an un-married woman,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southeast part of Lot No. 13 on the Map of Southlake, Section I, as of record in Book 2083, Page 58, Register's Office for said County, as follows:

BEGINNING at a point in the northwesterly margin of Southlake Drive at the corner of Lots No. 13 and 14; thence with the line between said lots, northwesterly 135.4 feet to the corner of Lot No. 12; thence southwesterly 133.29 feet to a point in the northeasterly margin of Southlake Court, which point is 13.32 feet southeasterly from the common corner of Lots No. 12 and 13; thence with the margin of Southlake Court, southeasterly 14.5 feet to a point continuing southeasterly 68.9 feet to the beginning of a curve; thence around said curve easterly 35.7 feet to the margin of Southlake Drive; thence with the margin of the same, northeasterly 71.3 feet to the point of beginning. (Said description having been taken from said plan as revised and corrected by Surveyors Certificate, of record in Book 2406, page 26.)

Being the same property conveyed to ROSIE L. LANCASTER, by deed from ADRAIN M. RHODES and wife, EDNA E. RHODES, of record as Book 8211, page 100, dated September 28, 1990, said Register's Office.

Rosie L. Lancaster having married Karl Erich Krapf, and now being known as Rosie Krapf, who is one in the same as Rosie L. Lancaster.

Karl Erich Krapt, having predeceased his wife, Rosie Krapf, on Novermber 20, 2012, leaving her sole owner by operation of law.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3211 Southlake Ct, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 My hands this 16th day of March, 2013.

Rosie L Lancaster
ROSIE L. LANCASTER

Rosie Krapf
Rosie Krapf

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ROSIE L. LANCASTER a/k/a Rosie Krapf the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of March, 2013.

Commission expires: 3-3-15

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:
I, Michael J. Mills, 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.

Michael J. Mills, Attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 3-16-13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027