Davidson County DEEDQC
Recvd: 05/13/13 10:05 6 pgs
Fees:32.00 Taxes:0.00
20130513-0047864

QUITCLAIM DEED

Return To:
Equity National Title
50 Jordan Street, Suite 100
East Providence, RI 02914

OWNER (SEND TAX BILLS TO):

EMILY FRONHEISER
2504 SOLON DRIVE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NEIL FRONHEISER, an unmarried man, and EMILY FRONHEISER, an unmarried woman (herein, "Grantor"), whose address is 2504 Solon Drive, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to EMILY FRONHEISER, an unmarried woman (herein, "Grantee"), whose address is 2504 Solon Drive, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2504 Solon Drive, Nashville, TN 37206

WITNESS my hand and seal this 6th day of May, 2013

[Signatures on following pages]

PIN NO: 093-04-0-0100.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Neil Fronheiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Neil Fronheiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2013

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 5th, 2016

DOROTHY A HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 5, 2016

GRANTOR:

Emily Fronheiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emily Fronheiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2013

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 5th, 2016

DOROTHY A HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 5, 2016

No consideration fee is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
Emily Fronheiser

Subscribed and sworn to under oath before me, this 6th day of May, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 5th, 2016

DOROTHY A HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 5, 2016

213112153
2504 Solon Drive
Nashville, TN 37206
Emily Fronheiser

EXHIBIT A

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

in Davidson County, Tennessee, being Lot No. 52, on the Plan of Resubdivision of original Lot 52 of Rosebank Park, as shown on plat of record in Plat Book 3106, page 133, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 89 feet on the northerly side of Solon Drive and runs back 156 feet on the easterly line and 159.3 feet on the westerly line to a broken line in the rear on which it measures 129 feet.

THIS IS IMPROVED PROPERTY KNOWN AS: 2504 SOLON DRIVE, NASHVILLE, TN 37206.

Title to the above described property conveyed to Neil Fronheiser and Emily Fronheiser, Husband and Wife from William Michael Wilson and Sally Wilson by Warranty Deed dated and recorded April 18, 2007 in or Instrument No. 20070418-0046325.

True Copy Certification

I, Nikki Gerardi, 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 Rhode Island

County of Providence

Personally appeared before me, Kristyn J. Perry, a notary public for this county and state, Nikki Gerardi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTYN J PERRY
Notary Public
STATE OF RHODE ISLAND
My Commission Expires 7-3-2013

My Commission Expires: 7/3/2013
Notary' Seal (if on paper)