This instrument was prepared by:
Connie Reguli
Attorney at Law
LawCare-Family Law Center, P.C.
1646 Westgate Circle, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130039931 DEEDQC
Recvd: 05/14/13 08:54 2 pgs
Fees:12.00 Taxes:0.00
20130514-0048257

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the consideration for this transfer is for the (sum of) actual consideration of $10.00.

Rodney Elmer Kruse

Rodney Elmer Kruse – Trustee for the R.E. Kruse Revocable Living Trust

Subscribed and sworn to before me on this 10th day of May 2013.

Notary Public
My commission expires: 5/7/2013

KATHRYN WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

****

Address new owner:
Rodney Elmer Kruse
6495 Holt Road
Nashville, Tennessee 37211

Send tax bills to:
Rodney Elmer Kruse
6495 Holt Road
Nashville, Tennessee 37211

Map Parcel Number:
Map 119 010
Parcel 496.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that We, Rodney E. Kruse and wife, Victoria L. Kruse, do hereby convey, remise, release and forever quitclaim unto R. E. Kruse Revocable Living Trust, its heirs and assigns, my entire right, title and interest in and to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot 1 on the Final Plat of Bhomar Properties, as of record in Instrument NO. 20000503004473 3, Register's Office, Davidson County, Tennessee.
Being the same property conveyed to Bhomar, L.L.C., a Limited Liability Company by deed of record from Shirley S. Wiles and Bobby Lee Scales recorded July 19, 1995 of record in Book 9734, Page 664, Register's Office, Davidson County, Tennessee and Warranty Deed from Walter R. Capps and Glen Wallis to Bhomar, LLC, a Tennessee Limited Liability Company recorded November 18, 1994 of record in Book 9524, Page 600, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Notes on the Plat of record in Instrument NO. 20000503004473 3, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.
This conveyance is subject to Restrictions of record in Deed Book 6581, Page 418, Register's Office, and Davidson County, Tennessee.
This conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

Being the same property conveyed to Rodney E. Kruse and Wife, Victoria L. Kruse by deed from Bhomar, LLC of record Instrument number 200502080014453, Register's Office for said County.

Said property is also known as 375 Glenrose Avenue, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.
THE MAKER OF THIS INSTRUMENT DOES NOT WARRANT THE ACCURACY OF THE LEGAL DECSIPTION CONTAINED HEREIN.

WITNESS my hand this 10th day of May 2013.

Victoria L Kruse
Victoria L. Kruse, personally

Rodney E Kruse
Rodney E. Kruse, personally

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 Victoria L. Kruse and Rodney E. Kruse with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Brentwood, Tennessee, this the 10th day of May 2013.

Kathryn Wright
Notary Public
My commission expires: 5/20/2013

KATHRYN WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I hereby swear that the consideration of this transaction does not exceed $10.00

Victoria L Kruse
Victoria L. Kruse

Rodney E Kruse
Rodney E. Kruse

Subscribed and sworn to before me on this 10th day of May 2013.

Kathryn Wright
Notary Public

My commission expires: 8/20/2013

KATHRYN WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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