After Recording Return to:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 564854

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 072 14 0 197.00

Davidson County DEEDQC
Recvd: 07/31/13 13:54 6 pgs
Fees:32.00 Taxes:0.00
20130731-0079839

564854

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 23rd day of May, 2013, by and between ELIN M. HENNINGSSON NEAL, F/K/A ELIN M. HENNINGSSON AND MATTHEW B. NEAL, WIFE AND HUSBAND, 1404 DOUGLAS AVENUE, NASHVILLE, TN 37206 hereinafter referred to as Grantor(s) and ELIN M. HENNINGSSON NEAL AND MATTHEW B. NEAL, WIFE AND HUSBAND, 1404 DOUGLAS AVENUE, NASHVILLE, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 1404 DOUGLAS AVENUE, NASHVILLE, TN 37206
Property Tax ID No.: 072 14 0 197.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 20110603-0042527, Recorded: 06/03/2011

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 072 14 0 197.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 23 day of May, 20 16

ELIN M. HENNINGSSON NEAL, aka
F/K/A ELIN M. HENNINGSSON

MATTHEW B. NEAL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Elin M. Henningsson Neal aka Elin M. Henningsson the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 23 day of May, 2013

Notary Public
My Commission expires: May 3, 2016

STATE OF Tennessee
COUNTY OF Davidson

MARCIA E. SANDERS-PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Elin M. Henningsson aka Elin M. Henningsson, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 23 day of May, 2013

Notary Public
My Commission expires: May 3, 2016

MARCIA E. SANDERS-PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

All Purpose Acknowledgement

STATE OF: Tennessee

COUNTY OF : Davidson

I, Marcia E. Sanders Patterson, a Notary Public of the aforementioned County and State, do hereby certify the Matthew B. Neal personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument.

WITNESS my hand and stamp or seal, this 23 day of May, 2013

Notary Public

Printed Name: Marcia E. Sanders Patterson

My Commission Expires: May 3, 2016

MARCIA E. SANDERS-PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

VALUATION AFFIDAVIT

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

Affiant

Subscribed and sworn to before me this 23 day of May, 2013.

Notary Public
Commission Expires May 3, 2016

MARCIA E. SANDERS-PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Name and address for person(s) responsible for taxes:

ELIN M. HENNINGSSON NEAL AND MATTHEW B. NEAL
1404 DOUGLAS AVENUE
NASHVILLE, TN 37206

Name and address of property owner:

ELIN M. HENNINGSSON NEAL AND MATTHEW B. NEAL
1404 DOUGLAS AVENUE
NASHVILLE, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING PARTS OF LOTS NO. 34 AND 35 IN H. M. DOAK'S SUBDIVISION, IN THE OLD 18TH DISTRICT, NOW THE 11TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NO. 34 AND 35 ADJOIN AND FRONT TOGETHER ON THE SOUTHERLY SIDE OF DOUGLAS AVENUE 43 FEET 6 INCHES AND RUN BACK 174 FEET, MORE OR LESS, TO AN ALLEY AND SHOWS A FRONTAGE OF 44 FEET 4 INCHES ON SAID ALLEY. SAID PART OF LOT NO. 34 FRONTS 13 FEET 4 INCHES ON THE SOUTHERLY SIDE OF DOUGLAS AVENUE AND FRONTS 11 FEET ON SAID ALLEY, SAID PART OF LOT NO. 35 FRONTS 30 FEET, 2 INCHES ON THE SOUTHERLY SIDE OF DOUGLAS AVENUE AND SHOWS 33 FEET 4 INCHES ON SAID ALLEY, THE SAID PART OF LOT NO. 34 IS THE WESTERLY PART OF SAID LOT AND THE SAID PART OF LOT NO. 35 IS THE EASTERLY PART OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ELIN M. HENNINGSSON AND MATTHEW B. NEAL, WIFE AND HUSBAND BY DEED FROM DWIGHT WILLIAMS AND WIFE SHANDRY WILLIAMS, FKA SHANDRY DAVIS RECORDED 06/03/2011 AT INSTRUMENT 20110603-0042527 IN DAVIDSON COUNTY, TENNESSEE RECORDS.

PARCEL ID: 072 14 0 197.00

PROPERTY COMMONLY KNOWN AS: 1404 DOUGLAS AVENUE, NASHVILLE, TN 37206

True Copy Certification

I, Cathy Manges, 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 Pennsylvania
County of Allegheny

Personally appeared before me, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries