This Instrument prepared by:

Gregory T. Taylor, Esq.
TN BPR # 30993
306-B South 12th Street
P.O. Box 505, Murray, KY 42071
Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A
Virginia Beach, VA 23462

Davidson County DEEDQC
Recvd: 08/20/13 09:32 6 pgs
Fees:32.00 Taxes:0.00
20130820-0087454

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Isabel Bard | | 09115028000 |
| Mildred J. Anderson | | |
| 4905 Elkins Avenue, Nashville, TN 37209 | | |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, KENDALL BARD, _____, ISABEL BARD, single, and MILDRED J. ANDERSON, single, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ISABEL BARD, single, and MILDRED J. ANDERSON, single, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 4905 Elkins Avenue, Nashville, TN 37209, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Doc # 20070501-0051983, ID# 09115028000, being known and designated as follows:

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 27019**

Being the easterly 50 feet of the westerly 200 feet of the northerly 180 feet of Block No. 35 on the plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, Page 103, Registers Office for said county. Said part of Block No. 35 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 180 feet to an alley.

Tax ID: 09115028000

Being the same property as conveyed to Isabel Bard and Mildred J. Anderson and Kendall Bard by fee simple deed from Michael W. Dubov and Eyke K. Dubov, husband and wife as set forth in Doc # 20070501-0051983 dated 04/27/2006 and recorded 05/01/2007, Office of the Davidson County Register of Deeds, State of Tennessee.

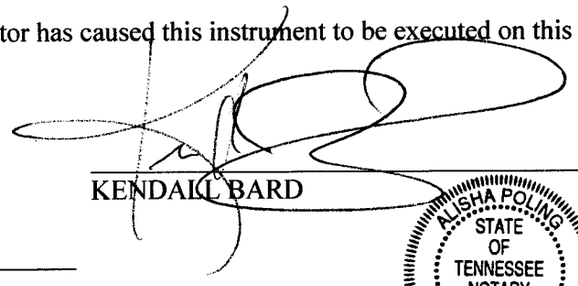
Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4905 Elkins Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of July, 2013.



_____(seal)
KENDALL BARD

STATE OF TENNESSEE
COUNTY OF Davidson




MY COMMISSION EXPIRES:
August 23, 2016

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KENDALL BARD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his(her) name(s), on this 25th day of July, 2013.

Alisha Poling

Notary Public Alisha Poling
My Commission expires: 8/23/14

Isabel Bard (seal)
ISABEL BARD

STATE OF ~~TENNESSEE~~ California
COUNTY OF San Diego

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ISABEL BARD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this ____ day of _____, 20____.

Notary Public

My Commission Expires: 10/30/14

ESI1 COMM. #1971070 Notary Public-California SAN DIEGO COUNTY My Comm. Exp. OCT 30, 2014 ESI1

Mildred J. Anderson (seal)
MILDRED J. ANDERSON

STATE OF ~~TENNESSEE~~ California
COUNTY OF San Diego

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MILDRED J. ANDERSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 29th day of July, 2013.

Notary Public
My Commission expires: 10/31/14

BYRON HIGGINBOTHAM
COMM. #1911070
Notary Public-California
SAN DIEGO COUNTY
My Comm. Exp. OCT 30, 2014

## VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 29th day of July, 2013.

Notary Public
My Commission expires: 10/31/14

BYRON HIGGINBOTHAM
COMM. #1911070
Notary Public-California
SAN DIEGO COUNTY
My Comm. Exp. OCT 30, 2014

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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## LEGAL DESCRIPTION

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

**ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC # 20070501-0051983, ID# 09115028000, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**BEING THE EASTERLY 50 FEET OF THE WESTERLY 200 FEET OF THE NORTHERLY 180 FEET OF BLOCK NO. 35 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE AS OF RECORD IN BOOK 57, PAGE 103, REGISTERS OFFICE FOR SAID COUNTY. SAID PART OF BLOCK NO. 35 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ELKINS AVENUE, FORMERLY SECOND AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.**

**BEING THE SAME PROPERTY AS CONVEYED TO ISABEL BARD AND MILDRED J. ANDERSON AND KENDALL BARD BY FEE SIMPLE DEED FROM MICHAEL W. DUBOV AND EYKE K. DUBOV, HUSBAND AND WIFE AS SET FORTH IN DOC # 20070501-0051983 DATED 04/27/2006 AND RECORDED 05/01/2007, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.**

# True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary Seal ( If on Paper )