# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Amanda Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-IR-13-1118

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Jonanthan Grunau (NAME) | Jonathan Grunau (NAME) | |
| 1118 Kirkland Avenue (ADDRESS) | 1118 Kirkland Avenue (ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Nashville, TN 37216 (CITY) (STATE) (ZIP) | 07206030100 |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **TIM MATHEWS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **JONATHAN GRUNAU AND WIFE, ALICE GRUNAU**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN ~~DAVDISON~~ DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY MADE BY RAY G. COLE, REGISTERED LAND SURVEYOR NO. 924, DATED JUNE 10, 1986, AS FOLLOWS:

BEGINNING AT A POST, THE MOST SOUTHEAST CORNER OF LOT 5, AND THE MOST SOUTHWEST CORNER OF LOT 6 ON THE PLAN OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY; THENCE , WITH THE SOUTHERLY LINE OF SAID LOT 6, S. 82 DEG. 24 MIN. 26 SEC. E. 48.52 FEET TO A POST: THENCE, S. 15 DEG. 34 MIN. 03 SEC. W. 58.64 FEET TO A POST: THENCE, N. 67 DEG. 49 MIN. 23 SEC. W. 96.37 FEET TO A POST; THENCE, N. 14 DEG. 20 MIN. 34 SEC. E. 32.53 FEET TO A POST, THE MOST SOUTHWEST CORNER OF SAID LOT 5; THENCE, WITH THE SOUTHERLY LINE OF SAID LOT 5, S. 84 DEG. 09 MIN. 23 SEC. E. 49.08 FEET TO THE BEGINNING, CONTAINING 4,416.00 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MAE GALLOWAY, UNMARRIED BY DEED FROM TERRY W. BROWN AND WIFE, CONNIE R. BROWN, DATED 05/16/1986 AND FILED FOR RECORD ON 05/21/1986 IN BOOK 6864, PAGE 194, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NOTE: THIS PROPERTY IS INCLUDED IN TAX MAP AND PARCEL 07206030100 AND ADJOINS PROPERTY THAT WAS CONVEYED TO TIM MATHEWS BY DEED FROM FIRST JODAN, FLP, AS TRUSTEE OF THE 1118 KIRKLAND AVENUE TRUST, DATED 04/11/2013 AND FILED FOR RECORD ON 04/16/2013 IN INSTRUMENT 201304160037550, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( X ) unimproved
( ) improved

property known as 1118 Kirkland Avenue Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20130092568 DEEDQC
Recvd: 10/29/13 12:32 3 pgs
Fees: 17.00 Taxes: 0.00

20131029-0112289

Witness my/our hand (s) this the 25th day of October, 2013.

TIM MATHEWS

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tim Mathews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October 2013.

—see the attached Acknowledgement—

Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Diego }

On 10/25/13 (Date) before me, M. Rodriguez, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Tim Mathews (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

M. RODRIGUEZ
Commission # 1971843
Notary Public - California
San Diego County
My Comm. Expires Mar 11, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: M Rodriguez (Signature of Notary Public)

Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Individual | ☐ Individual |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Attorney in Fact | ☐ Attorney in Fact |
| ☐ Trustee | ☐ Trustee |
| ☐ Guardian or Conservator | ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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