BILL GARRETT, Davidson County
Trans:T20140037040 DEEDQC
Recvd: 05/28/14 10:37 3 pgs
Fees:17.00 Taxes:0.00
20140528-0045662

Recording requested by: _____

When recorded, mail to:
Name: Eddie Hornbeak
Address: 1406 Benjamin Street
City/State/Zip: Nashville TN 37206

Space above reserved for use by Recorder's Office

Document prepared by:
Name Keona Hornbeak
Address 600 Cheyenne Court
City/State/Zip Madison TN 37115

Property Tax Parcel/Account Number: 083-01-0-431.00

Quitclaim Deed

This Quitclaim Deed is made on May 24 2014, between Keonam. Hornbeak, Grantor, of 1406 Benjamin Street, City of Nashville, State of Tennessee, and Eddie M Hornbeak, Grantee, of 1406 Benjamin Street, City of Nashville, State of Tennessee New owner Tax Bill

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1406 Benjamin Street, City of Nashville, State of Tennessee:

See Exhibit-A for legal description.

Current source of Title #20050818-0098430

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the 28 Day of May, 2014.
, Deputy Register

Dated: May 24 2014

Kena Hornbeak
Signature of Grantor

Keona M. Hornbeak
Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Tennessee County of ~~Davidson~~ Sumner KF

On May 24, 2014, the Grantor, KenanHornbeak, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

KAITLYN I. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

KF

KAITLYN I. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public,
In and for the County of Sumner State of Tennessee
My commission expires: 04/24/2018

Seal

Send all tax statements to Grantee.

Exhibit-A

This instrument prepared by:
Archer Land Title Company
750 Old Hickory Blvd. Suite 286
Brentwood, Tennessee 37027

Map & Parcel: 083-01-0-431.00

Davidson County DEEDQC
Recvd: 08/18/05 12:00 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20050818-0098430

Quitclaim Deed - Individual

KNOW ALL MEN BY THESE PRESENTS, that I, Eddie M. Hornbeak for and in consideration of One and 00/100 ($1.00) Dollars, do hereby remise and release, quit claim and convey all of my right, title and interest unto Eddie M. Hornbeak and Keona M. Hornbeak, as joint tenants with right of survivorship, the following described real estate located in Davidson County, State of Tennessee, to wit:

Being Lot No. 16 on the Plan of Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the southerly side of Benjamin Avenue, and runs back 134 feet on the easterly line 134.5 feet on the westerly line, to an alley, and measured 50 feet thereon.

Being the same property conveyed to Eddie M. Hornbeak, unmarried by Warranty Deed from Pamela G. Bolton, now being Pamela G. Bolton Crenshaw and husband, Timothy L. Crenshaw, dated June 12, 1995 and recorded June 16, 1995, of record in Book 9703, page 564, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal on this 21st day of July, 2005.

Eddie M Hornbeak
Eddie M. Hornbeak

This is (x) improved (____) unimproved property known as:
1406 Benjamin Street
Nashville, Tennessee 37206
Owner: Eddie Hornbeak
Mail Tax Bills to: Keona Hornbeak
Same as Owner

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is: $1.00

Keona Hornbeak
Affiant

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 21st day of July, 2005

Notary Public
My Comm Expires: 4/23/09