Davidson County DEEDQC
Recvd: 06/23/14 11:26 7 pgs
Fees:37.00 Taxes:0.00
20140623-0054486

This instrument prepared by:
**First American Title Insurance Company - NTP**
**First American Title Insurance Company**
**Attn: National Recording**
**1100 Superior Avenue, Suite 200**
**Cleveland, OH 44114**
**(877)393-2979**

File No.: **8317292n**

48753961 **QUIT CLAIM DEED**

THIS INDENTURE, made and entered into as of the 6 June 2014, by and between **SHAYNA R. ABRAMS**, a , party of the first part, and **SHAYNA R. ABRAMS AND BRIAN TATRO**, a **WIFE AND HUSBAND, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **NASHVILLE**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **ERIC A.E. BUECHLER** Deed of record in:
Book **N/A**, Page No. **N/A** or Instrument No.: **20010524-0054273** in said Registor's office.

X The property is improved with an address of: **1217 PLYMOUTH AVE, NASHVILLE, TENNESSEE 37216**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Shayna Abrams
**SHAYNA R. ABRAMS**

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, **SHAYNA R. ABRAMS** (name of notary public), , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6-6-14.

Notary Public

My Commission Expires: _____

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 6-6-14.

Notary Public

My Commission Expires: _____

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

**(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)**

TAX PARCEL NO.:
**061120069**

NAME AND ADDRESS OF A PROPERTY OWNER:
**SHAYNA R. ABRAMS AND BRIAN TATRO**
**1217 PLYMOUTH AVE**
**NASHVILLE, TENNESSEE 37216**

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
**USAA Federal Savings Bank**
**10750 McDermott Freeway**
**San Antonio, TX, 78288**

# All Purpose Acknowledgement

State of: TN

County of: DAVIDSON

On this 6 day of JUNE 2014, before me

FRANK LANKFORD, a Notary Public, personally appeared

SHAYNA R. ABRAMS,

personally known to me or 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 this instrument.

Witness my hand and seal:

FRANK LANKFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Printed Name: FRANK LANKFORD
My commission expires:

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: QUIT CLAIM DEED

Document Date: 6-6-14 Number of Pages: 1

Signers other than named above: _____

STATE OF TN
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn to before me, this the 6 Day of June 2014

Notary

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## EXHIBIT 'A'

**BEING LOT NO. 45 ON THE MAP SHOWING THE RESUBDIVISION OF EASTDALE PLACE, AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY AND ADDITIONAL TRACT IN THE RESUBDIVISION OF EASTDALE PLACE WHICH SAID LOT AND TRACT ARE DESCRIBED AS FOLLOWS:**

**SAID PROPERTY FRONTS 60 FEET ON THE NORTHERLY SIDE OF PLYMOUTH AVENUE AND RUNS BACK 239.6 FEET ALONG THE EASTERLY LINE AND 237.4 FEET ALONG THE WESTERLY LINE TO A REAR LINE MEASURING 94.7 FEET THEREON.**

**Commonly known as: 1217 PLYMOUTH AVE, NASHVILLE, TN 37216**

**APN #: 061120069**

ABRAMS
48753961
FIRST AMERICAN ELS
QUIT CLAIM DEED

TN

*WHEN RECORDED, RETURN TO:*
*FIRST AMERICAN TITLE INSURANCE CO.*
*1100 SUPERIOR AVENUE, SUITE 200*
*CLEVELAND, OHIO 44114*
*NATIONAL RECORDING*

# True Copy Certification

I, Rob Joffre, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Rob Joffre 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: Dec 16, 2016

Notary Seal




