Recording Requested by and Deed Prepared By:
Irwin J. Kuhn
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Parcel:
36

Map:
104-10

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(5).

FROM: Rodney Morse Kochtitzky

TO: Jane Cazort Hardy

Address of New Owner:

Jane Cazort Hardy
208A Elmington Avenue
Nashville TN 37205

Send Tax Bills to:

New Owner

BILL GARRETT, Davidson County
Trans:T20150014624 DEEDQC
Recvd: 02/27/15 15:01 2 pgs
Fees:12.00 Taxes:0.00
20150227-0017305

TENNESSEE QUITCLAIM DEED

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled Jane Cazort Hardy v. Rodney Morse Kochtitzky, Civil Action No. 14D-2149, 3rd Circuit Court of Davidson County, Tennessee, and that there was no other consideration given for the transfer of the property described below. Accordingly, Rodney Morse Kochtitzky does hereby quitclaim unto Jane Cazort Hardy, a single woman, her heirs, successors and assigns, all of his right, title and interest in and to the following described real property located in Davidson County, Tennessee:

Being Lot No. 24 in the Joseph Warner Subdivision, a plat of which is of record in Book 332, page 154, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lot faces 94 feet on the east side of Elmington Avenue, and begins at a point on the northeast corner of Byron and Elmington Avenues and extends easterly along the north side of Byron Avenue 200 feet to a point, thence northerly 93.5 feet to a point, thence westerly 193.8 feet to the easterly side of Elmington Avenue; thence southerly 94 feet along the east side of Elmington Avenue to the beginning.

Being the same property conveyed to Jane Cazort Hardy by Warranty Deed from Rodney Morse Kochtitzky of record as Instrument No. 20090616-0056063, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Elmington Avenue, Nashville, Tennessee 37205.

This conveyance is subject to taxes for 2014 and subsequent years and such limitations, restrictions, mortgage and encumbrances as may affect the premises.

WITNESS my hand this 19th day of Feb, 2014.

Grantor:

RODNEY MORSE KOCHTITZKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rodney Morse Kochtitzky, with whom I am personally acquainted and who upon oath, acknowledged himself to be the within named Grantor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 19th day of February, 2014.

STACIA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
1-9-18