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:
18

Map:
182-13

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).

BILL GARRETT, Davidson County
Trans:T20150014624 DEEDQC
Recvd: 02/27/15 15:01 2 pgs
Fees:12.00 Taxes:0.00
20150227-0017306

FROM: Jane Cazort Hardy

TO: Rodney Morse Kochtitzky

Address of New Owner:

Rodney Morse Kochtitzky
208B Elmington Avenue
Nashville TN 37205

Send Tax Bills to:

New Owner

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, Jane Cazort Hardy does hereby quitclaim unto Rodney Morse Kochtitzky, a single man, his heirs, successors and assigns, all of her right, title and interest in and to the following described real property located in Davidson County, Tennessee:

> All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.519 acres, as shown on a plat entitled "ALTAIACSM Land Title Survey for SunTrust-Unit # 377, 810 Jefferson Street, Nashville, TN", dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:
>
> Beginning at a drill hole in concrete (Labeled as P.O.B.) located at the intersection of the southern right-of-way of Rev. Dr. Enoch Jones Blvd. (40' total right-of-way) and the eastern right-of-way of 9th Avenue North (50' total right-of-way), thence running along the southern right-of-way of Rev. Dr. Enoch Jones Blvd., N 70°38'26" E 141.30 feet to a drill hole, located at the common corner of lands owned now or formerly by Thelma R. Frazier Family (Deed Book 10739-743) thence running along the common line of said Frazier Family property, S 30°05'12 E 168.24 feet to a ½" rebar, located on the northern right-of-way of Jefferson Street (50' total right-of-way) thence running along the northern right-of-

way of Jefferson Street, S 71°19'33" W 134.05 feet to a drill hole, located at the intersection of the northern right-of-way of Jefferson Street and the eastern right-of-way of 9th Avenue North (50' total right-of-way) thence running along the eastern right-of-way of 9th Avenue North, N 32°37'09"W 168.18 feet to the point of beginning.

Being the same property conveyed to Rodney Morse Kochtitzky by Quitclaim Deed from Rodney Morse Kochtitzky, Executor of the Estate of Otto Morse Kochtitzky, deceased, of record as Instrument No. 20090616-0056064, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Jefferson Street, Nashville, Tennessee 37208.

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 13th day of February, 2015.

Grantor:

JANE CAZORT HARDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal at office in Nashville, Tennessee, this 13th day of February, 2015.

Notary Public

ANITA L. BOGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2018

My Commission Expires: