Davidson County DEEDQC
Recvd: 05/15/15 11:32 5 pgs
Fees:27.00 Taxes:0.00
20150515-0044868

Commitment Number: 15312253-AF

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
KATHRINE NELSON ADAMS, 940 Gale Lane Apt 104, Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 118050A02900CO

QUIT CLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Kathrine E. Nelson, hereinafter grantor, whose tax-mailing address is **940 Gale Lane Apt 104, Nashville, TN 37204**, without consideration paid, grants, with general warranty covenants to **KATHRINE NELSON ADAMS**, a married woman, hereinafter grantee, whose tax mailing address is **940 Gale Lane Apt 104, Nashville, TN 37204**, the following real property:

The following described parcel of real estate located in Davidson County, Tennessee. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A LOT DESIGNATED AS BUILDING 14, UNIT E, AND FURTHER IDENTIFIED AS PARCEL NUMBER 29, ON THE PROPERTY TAX MAP NUMBER 118-5-A, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 4460, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE DESCRIPTION AND LOCATION OF SAID LOT. Note: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not

hereby insured

Tax ID# 118050A02900CO

Being that parcel of land conveyed to Kathrine E. Nelson, not married from Kim Nelson, an unmarried person by that deed dated 10/19/2009 and recorded 10/30/2009 in deed Instrument No. 20091030-0100403, of the Davidson County, TN public registry.

Being that parcel of land conveyed to Kathrine E. Nelson, not married and father, Kim Nelson as tenants in common from Kathrine E. Nelson by that deed dated 7/27/2009 and recorded 7/31/2009 in deed Instrument No. 20090731-0071828, of the Davidson County, TN public registry.

Being that parcel of land conveyed to Kathrine E. Nelson, unmarried from Jennifer A. Collins N/K/A Jennifer Schmiel by that deed dated 8/25/2006 and recorded 9/1/2006 in deed Instrument No. 20060901-0108578, of the Davidson County, TN public registry.

hereby insured. Tax ID# 118050A02900CO
Property Address is: 940 Gale Lane Apt 104, Nashville, TN 37204

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: _____

Executed by the undersigned on May 5, 2015:

Kathrine E. Nelson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 5, 2015 by **Kathrine E. Nelson** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5th day of May, 2015.

Sarah Rudd
Affiant

Sarah Rudd
Print Name

(Seal)



Artrinna Minnis
Notary Public

My commission expires:

MARCH 10, 2019

Artrinna Minnis
Print Name

True Copy Certification

I, Hilary Caniff, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Glenda B. Montgomery, a notary public for this county and state, Hilary Caniff,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: 7/31/2017
Notary' Seal (if on paper)

GLENDA B. MONTGOMERY
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
July 31, 2017