Davidson County DEEDQC
Recvd: 06/05/15 12:39 5 pgs
Fees:32.00 Taxes:0.00
20150605-0052958

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville,.Tennessee 37201
Doc. 14215686

QUITCLAIM DEED TO CREATE TENANCY-IN-COMMON

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
John F. Stein Beth A. Stein 1659 Tyne Boulevard Nashville, TN 37215	John F. Stein Beth A. Stein 1659 Tyne Boulevard Nashville, TN 37215	Parcel ID: 14500013400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, JOHN F. STEIN AND BETH ATKINS STEIN (a/k/a Beth A. Stein), by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JOHN F. STEIN AND WIFE, BETH A. STEIN, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1659 Tyne Boulevard, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 5th day of June, 2015.

John F. Stein

Beth Atkins Stein

Michael D. Sontag

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John F. Stein and Beth Atkins Stein, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of June, 2015.

Rugenia Hines
Notary Public

My Commission Expires:

RUGENIA HINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of June, 2015.

Rugenia Hines
Notary Public

My Commission Expires:

RUGENIA HINES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 5th day of June, 2015.

Notary Public

My Commission Expires:

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

EXHIBIT A

LAND LYING AND BEING in Davidson County, Tennessee, being hereinafter referred to as Lot No. 1 on the BLAKE SUBDIVISION, as shown in Plat Book 6200, Page 824, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the easterly side of Tyne Boulevard at the common intersection of Lot Nos. 1 and 2 of said Subdivision and Tyne Boulevard, thence S 72° 23' 9" E for a distance of 530.48 feet to a point, thence N 1° 17' 11" W for a distance of 300.32 feet to a point, thence S 85° 29' 00" West for a distance of 508.32 feet to a point on the easterly margin of Tyne Boulevard, thence along the easterly margin of Tyne Boulevard in a southerly direction S 4° 31' 00" E for a distance of 100 feet to the point of beginning and containing 2.31 acres more or less.

Being the same property conveyed to John F. Stein and Beth Atkins Stein, by warranty deed of record in Document DB-00007811-0000637, Register's Office of Davidson County, Tennessee.

14215686.1

Affidavit

I, Danielle Burns , do hereby make oath that I am 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.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

