Davidson County DEEDQC
Recvd: 07/16/15 07:59 6 pgs
Fees:32.00 Taxes:0.00
20150716-0069143

QUITCLAIM DEED

~~MAIL RECORDED DEED TO:~~

ALAN POIZNER
MICHAELA POIZNER
218 CHAPEL AVENUE
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

ALAN POIZNER
MICHAELA POIZNER
218 CHAPEL AVENUE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ALAN POIZNER, a married man, joined by his spouse, MICHAELA POIZNER, and HOWARD POIZNER, an unmarried man (herein, "Grantor"), whose address is 218 Chapel Avenue, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to ALAN POIZNER and MICHAELA POIZNER, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 218 Chapel Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1212 Forrest Avenue, Nashville, TN 37206

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654
150551 TN/RTC

PIN NO: 083 09 0 112.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Howard Poizner

Howard Poizner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Howard Poizner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June 2015.

[Affix Notary Seal]

CIEARA T. BUCKINGHAM
Commission # 2083680
Notary Public - California
San Diego County
My Comm. Expires Sep 28, 2018

Ciara T. Buckingham
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept 28, 2016

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 15 day of June, 2015.

GRANTOR:

Alan Poizner

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alan Poizner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2015.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-28-2016

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

GRANTOR:

Michaela Poizner

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michaela Poizner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2015.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-28-2016

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

OATH OF CONSIDERATION

STATE OF TN.
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
Alan Poizner

Subscribed and sworn to under oath before me, this 15 day of June, 2015.

[Affix Notary Seal]

_____
(SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-25-2016

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24, BLOCK 2, ON THE MAP OF THE SUBDIVISION OF LOTS NOS. 1 AND 2 OF THE ANDREW ALLISON PLAN OF RECORD IN BOOK 161, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20101022-0084800 on October 22, 2010.

PIN NO: 083 09 0 112.00

STREET ADDRESS:

1212 Forrest Avenue, Nashville, TN 37206

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Josh Leeds, do hereby make an 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.

Josh Leeds, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Josh Leeds who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/18