Davidson County DEEDQC
Recvd: 09/15/15 11:22 5 pgs
Fees:27.00 Taxes:0.00
20150915-0093506

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue south, Suite 2800
Nashville, Tennessee 37201
Doc. 14516914

QUITCLAIM DEED TO CREATE TENANCY IN COMMON

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
William J. Ivey Susan H. Keffer 410 A Chesterfield Avenue Nashville, TN 37212	William J. Ivey Susan H. Keffer 410 A Chesterfield Avenue Nashville, TN 37212	Parcel ID: 104100L00100CO

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, WILLIAM J. IVEY and SUSAN H. KEFFER, 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 all of his right, title and interest in and to the property described on Exhibit A hereto to each of the following grantees, to be held as tenants in common, as follows:

1. To WILLIAM J. IVEY, his heirs and assigns, a seventy percent (70%) undivided interest; and

2. To SUSAN H. KEFFER, her heirs and assigns, a thirty percent (30%) undivided interest.

The description on Exhibit A hereto is the same as that contained in the prior deed. This is property known as 410 A Chesterfield Avenue, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 28th day of August, 2015.

WILLIAM J. IVEY

SUSAN H. KEFFER

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, WILLIAM J. IVEY and SUSAN H. KEFFER, 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 28 day of Aug., 2015.

Notary Public

My Commission Expires:

LORI D. COX 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 28 day of Aug., 2015.

Notary Public

My Commission Expires:

LORI D. COX 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 20 day of Aug., 2015.

Notary Public

My Commission Expires:

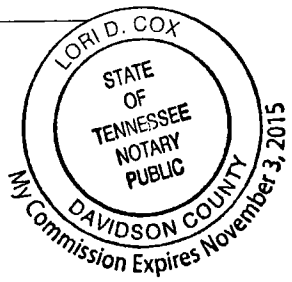


EXHIBIT A

Being Unit No. 1 as shown on the Site Plan attached as Exhibit "B" to the Master Deed establishing Chesterfield Townhomes of record as Instrument No. 20051005-0120167 in the Register's Office for Davidson County, Tennessee, to which Plan and Master Deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Susan H. Keffer and William J. Ivey by Warranty Deed of record in Document DB-20130913-0096904, Register's Office of Davidson County, Tennessee.

14516914.1

True Copy Certification

I, A. 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Heather Dye, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission Expires: 11/3/15
Notary' Seal (if on paper)

