This Instrument Prepared By:
Dan W. Holbrook, Esq.
Holbrook Peterson Smith PLLC
Tyson Place, Suite 150
2607 Kingston Pike
Knoxville, Tennessee 37919

Responsible Taxpayer:
Herbert N. Jacobs
3901 West End Avenue #702
Nashville, Tennessee 37205

Name and Address of Property Owner:
Herbert N. Jacobs
3901 West End Avenue #702
Nashville, Tennessee 37205

Parcel Identification Numbers Assigned by
County Tax Assessor: 103 16 0A 070.00
103 16 0A 011.00

# QUITCLAIM DEED

This Indenture made the 2nd day of October, 2015, by and between **HERBERT N. JACOBS** and wife **ELISE W. JACOBS**, residing in Davidson County, Tennessee (collectively the "First Parties"), and **HERBERT N. JACOBS** and wife **ELISE W. JACOBS**, residing in Davidson County, Tennessee (collectively the "Second Parties"),

**W I T N E S S E T H :**

That said First Parties, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration to First Parties in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold, released, quitclaimed, and conveyed and do hereby grant, bargain, sell, release, quitclaim and convey unto the said Second Parties the premises, to-wit:

**PARCEL 1:**

Land in Davidson County, Tennessee, being Unit No. 701 on the Plan of 2nd Revised Plan of Rokeby Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 4829, Page 138, in Book 7399, Page 814, and in Book 9828, Page 213, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Master Deed. Reference is hereby made to the Plat of Rokeby Condominium Apartments, of record in Book 5050, Page 16, amended by the Plan of the 7th Floor Rokeby Condominium Apartments in Plant Book 5060, Page 156, said Register's Office, for a more complete identification and description of such unit.

Together with each and all of rights, privileges and appurtenances thereunto belonging as set forth in the said Master Deed and By-Laws, including without limitations of such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited elements shown on the said Plan of record in Book 5050, Page 100, said Registers office. Parking Space No. 74 shown on said "2nd Revised Plan" of record in Book 5050, Page 16, Registers office for Davidson County, Tennessee, is expressly assigned as a limited common element to the unit.



BILL GARRETT, Davidson County
Trans:T20150085448 DEEDQC
Recvd: 10/07/15 09:59 5 pgs
Fees:27.00 Taxes:0.00
20151007-0102178

Being the same property conveyed to Herbert N. Jacobs and wife Elise W. Jacobs by special warranty deed dated August 28, 2014 and recorded on August 29, 2014 as instrument number 20140829-0079046 in the Register's Office for Davidson County, Tennessee.

This is improved property shown as 3901 West End Ave., #701, Nashville, TN 37205

**PARCEL 2:**

A tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 702 of Rokeby, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and further amended at Book 5096, page 409; Book 5459, page 179; Book 7399, page 914 and Book 9828, page 213, Register's Office for Davidson County, Tennessee; and shown on "2nd Revised Plan" of record in Book 5050, page 16, Register's office for Davidson County, Tennessee. The unit is more fully depicted on the Plan of the 7th Floor of Rokeby of record in Book 5060, page 156, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 156, Register's Office for Davidson County, Tennessee. Parking Space No. 17 shown on said "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County, is expressly assigned as a limited common element to said unit.

Being the same property conveyed to Elise W. Jacobs by quitclaim deed dated September 6, 2012 and recorded on September 10, 2012 as instrument number 20120910-0081604 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2015 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and further amended at Book 5096, page

409; Book 5459, page 179; Book 7399, page 914 and Book 9828, page 213, Register's Office for Davidson County, Tennessee.

3. Matters shown on "2nd Revised Plan" of record in Book 5050, page 16, Register's office for Davidson County, Tennessee. The unit is more fully depicted on the Plan of the 7th Floor of Rokeby of record in Book 5060, page 156, Register's Office for Davidson County, Tennessee.

This is improved property shown as 3901 West End Ave., #702, Nashville, TN 37205

The purpose of this deed is to (a) consolidate the interest of the Parties in the two parcels described above under one deed since the parcels are to be physically joined and (b) create a tenancy by the entireties in the Second Parties for both parcels described above.

THIS DESCRIPTION IS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER; AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN.

And all of the estate, right, title and interest of First Parties therein. First Parties furthermore hereby release all right to dower and homestead in such premises.

**IN WITNESS WHEREOF,** the said First Parties have caused this instrument to be executed and their names to be assigned hereto by themselves the day and year first above written.

**HERBERT N. JACOBS**

**ELISE W. JACOBS**

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **HERBERT N. JACOBS**, 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 at office in the aforesaid county, this 2nd day of October, 2015.

Teresa S Elder
Notary Public

My Commission expires: 06/06/16

TERESA S. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **ELISE W. JACOBS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 2nd day of October, 2015.

Teresa S Elder
Notary Public

My Commission expires: 06/06/16

TERESA S. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer is zero.

Affiant

Sworn to and subscribed before me
This 2nd day of October, 2015.

Notary Public
My Commission Expires: 06/06/16

TERESA S. ELDER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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