Davidson County DEEDQC
Recvd: 10/13/15 14:18 4 pgs
Fees:22.00 Taxes:0.00
20151013-0104223

THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

Return To:

New Owner(S) Address And Mail Tax Statements To:
Pamela Jureka Sixt and Ronald L. Sixt, Jr
145 Academy Square
Nashville, TN 37210

Property Tax ID #: 093 11 0A 145.00
Order #: FNTGI-100638789-101643-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, PAMELA JUREKA SIXT f/k/a PAMELA I. JUREKA and RONALD L. SIXT, JR. WHO ERRONEOUSLY ACQUIRED TITLE AS RONALD J. SIXT, JR., wife and husband who both acquired title as unmarried as Grantors, and PAMELA JUREKA SIXT and RONALD L. SIXT, JR, wife and husband as Grantees, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 093 11 0A 145.00

Commonly known as: 145 Academy Square, Nashville, TN 37210

Prior Deed recorded 08/03/2005, in Instrument: 200508030090775; Davidson County Court Clerk's Office.

Witness our hands this the 17 day of September, 2015.

Pamela Jureka Sixt f/k/a Pamela I. Jureka
PAMELA JUREKA SIXT f/k/a
PAMELA I. JUREKA

Ronald L. Sixt, Jr.
RONALD L. SIXT, JR

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by PAMELA JUREKA SIXT f/k/a PAMELA I. JUREKA and RONALD J. SIXT, JR., the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of Sept, 2015.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Pamela Jureka Sixt f/k/a Pamela I. Jureka
PAMELA JUREKA SIXT f/k/a
PAMELA I. JUREKA

Ronald L. Sixt, Jr.
RONALD L. SIXT, JR

Subscribed and sworn to before me this the 17th day of Sept, 2015.

Karen R. Campbell
Notary
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 145, AS SHOWN ON THE REVISED PLAN OF ACADEMY SQUARE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 5200, PAGE(S) 614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAMELA I. JUREKA, UNMARRIED AND RONALD J. SIXT, JR., UNMARRIED BY DEED RECORDED ON AUGUST 3, 2005 INSTRUMENT 200508030090775

Parcel ID: 093 11 0A 145.00

Commonly known as 145 Academy Square, Nashville, TN 37210
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019