Davidson County DEEDQC
Recvd: 12/01/15 14:10 5 pgs
Fees:27.00 Taxes:0.00
20151201-0121163

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SAMUEL THOMAS MCMURTRY, JR.
WILLIAM A. LUTZWEIT
3112 LAUREL FOREST DRIVE
NASHVILLE, TN 37214

OWNER (SEND TAX BILLS TO):

SAMUEL THOMAS MCMURTRY, JR.
WILLIAM A. LUTZWEIT
3112 LAUREL FOREST DRIVE
NASHVILLE, TN 37214

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, SAMUEL THOMAS MCMURTRY, JR., an unmarried man (herein, "Grantor"), whose address is 3112 Laurel Forest Drive, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to SAMUEL THOMAS MCMURTRY, JR., an unmarried man, and WILLIAM A. LUTZWEIT, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3112 Laurel Forest Drive, Nashville, TN 37214, 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: 3112 Laurel Forest Drive, Nashville, TN 37214

WITNESS my hand and seal this 23 day of November, 2015.

PIN NO: 096 15 0 067.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Samuel Thomas McMurtry, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Samuel Thomas McMurtry, Jr., 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 23 day of November, 2015.

[Affix Notary Seal]

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Ella K Butler
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/2016

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.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00 Samuel Thomas McMurtry Jr.

GRANTEE

Grantee signature Samuel Thomas McMurtry Jr.
Samuel Thomas McMurtry, Jr.

Subscribed and sworn to under oath before me, this 23 day of November, 2015.

[Affix Notary Seal]

Ella K Butler
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF HICKORY BEND, SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Samuel Thomas McMurtry, Jr. and Mildred Hawn McMurtry having taking title as tenants by the entireties by deed dated May 16, 2008 and recorded May 20, 2008 in instrument 20080520-0051787. Samuel Thomas McMurtry, Jr. and Mildred Hawn McMurtry were continuously married to each other. That Mildred Hawn McMurtry died on September 10, 2014 in Madison, Tennessee. Title now vests solely in Samuel Thomas McMurtry, Jr. as survivor.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor and Mildred Hawn McCurtry as tenants by the entireties recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20080520-0051787 on May 20, 2008.

PIN NO: 096 15 0 067.00

STREET ADDRESS:

3112 Laurel Forest Drive, Nashville, TN 37214

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, Lauren Young, do hereby make 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.

Signature

State of Rhode Island

County of Providence

Personally appeared before me, [Name of Notary] Ashley Laferriere, a notary public for this county and state, [name of person making certification] Lauren Young 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: 3/14/15

Notary' Seal (if on paper)

Ashley L. Laferriere
Notary Public
State of Rhode Island
My Commission Expires March 14, 2015