THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me this the 19th day of Jan, 2016

Notary Public
My Commission Expires: 10-12-19

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDQC
Recvd: 01/26/16 08:13 4 pgs
Fees:22.00 Taxes:0.00
20160126-0007141

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Christian Sedelmyer 524 Foothill Drive. Nashville, TN 37217	New Owner	Map/Parcel: 119-03-0-154.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christian Sedelmyer and Jon Sedelmyer, joint tenants with right of survivorship** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto, **Christian Sedelmyer**, unmarried, ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 84 and a Reserved Parcel of Hill-N-Dale, Section 2 of record in Plat Book 5190, Page 279, in the Register's Office for Davidson County, Tennessee, formerly Lot No. 84 on the Plan of Hill-N-Dale, Section 2, of record in Book 4175, page 5, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenda F. Copeland, an unmarried person by Special Warranty deed from Secretary of Veterans Affairs of record in Book 10128, page 595, Register's Office for Davidson County, Tennessee, dated June

28, 1996 and recorded on July 23, 1996. The said Glenda F. Copeland having since died on July 6, 2014. See Affidavit of Heirship of record in 20150112-0002797, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian Sedelmyer and Jon Sedelmyer, joint tenants with right of survivorship by Warranty deed from Terry Copeland, Heir of Glenda F. Copeland, Deceased of record in Instrument No. 20150303-0018148 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

This is improved property, known as 524 Foothill Drive Nashville, TN 37217.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 19th day of Jan, 2016.

GRANTOR:

Christian Sedelmyer

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of Jan, 2015.

JON PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Sedelmyer

STATE OF Pennsylvania
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2015.

Notary Public

My Commission Expires: May 20, 2019

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shelley A. Allen, Notary Public
North East Boro, Erie County
My Commission Expires May 20. 2019
MEMBER. PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', 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:03/20/2018

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY