BILL GARRETT, Davidson County
Trans:T20160014496 DEEDQC
Recvd: 02/22/16 14:26 2 pgs
Fees:12.00 Taxes:0.00
20160222-0016806

This Instrument Prepared By:

Charles J. Friddell, Attorney
4535 Harding Pike, Suite 208
Nashville, Tennessee 37205

Address of Owner:	**Send Tax Bills to:**	**Map/Parcel**	
Ernest C. Koontz, Trustee	Ernest C. Koontz, Trustee	MAP:	**75 03**
4441 Juneau Drive	4441 Juneau Drive	PARCEL:	**3.00**
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076		

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CHARLES J. FRIDDELL SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINAITON, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ernest C. Koontz and wife, Louise K. Koontz** , also as grantors, do hereby transfer and convey, remise and release and forever quitclaim unto **Ernest C. Koontz, Trustee of the Ernest Carlyle Koontz Living Trust,** dated June 3, 2014, his successors and assigns, all their right, title and interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee and described as follows, to-wit:

DESCRIPTIONS

BEING Lot No. 11 on the Plan of Tulip Grove Subdivision, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 92.0 feet on the westerly margin of Juneau Drive and runs back between lines measuring 149.8 feet on the northerly line and 149.75 feet on the southerly line to a dead line in the rear measuring 92.0 feet thereon.

BEING the same property conveyed to Ernest C. Koontz and wife, Louise K. Koontz, by Warranty Deed from A. H. Johnson and wife, Malvin Johnson, dated 8/25/1967 and recorded 8/31/1967 in Book 4166, Page 847, in the Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS our hands this, the 18 day of February 2016.

Ernest C. Koontz
ERNEST C. KOONTZ

Louise K. Koontz
LOUISE K. KOONTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ernest C. Koontz and Louise K. Koontz**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged they are the within named bargainors, and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of February, 2016.

Notary Public

My Commission Expires: 4/2/18

MARJORIE WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires April 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $-0-

Ernest C. Koontz Cora Koontz
AFFIANT

Subscribed and sworn to before me on this 18 day of February, 2016.

Notary Public

My Commission Expires: 4/2/18

MARJORIE WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires April 2, 2018