QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160041879 DEEDQC
Recvd: 05/18/16 15:26 2 pgs
Fees:12.00 Taxes:0.00
20160518-0049845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Augustine T. Kuntz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harold Reginald Kuntz, Jr. & Augustine T. Kuntz	**New Owner**	
(NAME)	(NAME)	
1205 Ashwood Avenue		**105 13 0 428.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harold Reginald Kuntz, Jr., a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harold Reginald Kuntz, Jr. and wife, Augustine T. Kuntz,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Clemmons Subdivision, of record in Book 5800, Page 262, Register's Office for said County.

Said Lot No. 3 fronts 57.50 feet on the southerly margin of Ashwood Avenue and extends back 175.28 feet on the easterly line and 175.26 feet on the westerly line to a dead line in the rear, measuring 57.50 feet thereon.

Being the same property conveyed to Harold Reggie Kuntz, Jr. by Warranty Deed dated May 31, 1984 from Neighborhood Housing Services of Nashville and Davidson County, Inc., a Tennessee Nonprofit Corporation, of record in Book 6306, Page 759, Register's Office for Davidson County, Tennessee. The said Harold Reginald Kuntz, Jr. does certify that he is one and the same as Harold Reggie Kuntz, Jr.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1205 Ashwood Avenue, Nashville, Tennessee 37212**.

Witness my hand this the 18th day of May, 2016.

Harold Reginald Kuntz, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harold Reginald Kuntz, Jr.**, to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument the purposes therein contained.

Witness my hand and seal this the 18th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

RUDY TITLE AND ESCROW, LLC
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212