THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
16-2245TN

Davidson County DEEDQC
Recvd: 08/18/16 14:28 3 pgs
Fees:17.00 Taxes:0.00
20160818-0086508

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Daniel Kunze and Kerrin Kunze	Daniel Kunze and Kerrin Kunze	091080D00200CO
4532 Michigan Ave.	4532 Michigan Ave.	
Nashville TN, 37209	Nashville TN, 37209	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Daniel Kunze, married,** hereinafter referred to as the "GRANTOR" and **Daniel Kunze and Kerrin Kunze, husband and wife**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Daniel Kunze, married** has this day quitclaimed unto **Daniel Kunze and Kerrin Kunze, husband and wife**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 4532 Michigan Ave. Nashville, TN 37209, County of Davidson to-wit:

A certain Condominium located in Davidson County, Tennessee, being Unit No. B of 4600 Michigan Avenue Townhouses, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing 4600 Michigan Avenue Townhouses of record in Instrument No. 20140616-0052225, amended in Instrument No. 2014619-0053660 and 20150318-0023326 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easement, rights; and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B, amended in Instrument No. 20140619-0053660 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Daniel Kunze, an unmarried man, by deed from Regal Homes Co., a Tennessee Corporation dated 04/21/2015 and recorded 04/27/2015 filed of record in Instrument No. 20150427-0037558, said Register's Office.

Tax Map and Parcel ID is as follows 091080D00200CO

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 12th day of August, 2016.

Daniel Kunze

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2016.

D. Lewyn
Notary Public

Commission Expiration 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Shelbie Jenkins
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of August, 2016.

D. Lewyn
Notary Public
Commission Expiration 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

True Copy Certification

I, **Shellie Jenkins**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **3/31/2020**

