Davidson County DEEDQC
Recvd: 08/23/16 09:25 5 pgs
Fees:27.00 Taxes:0.00
20160823-0087921

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

# QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Gunnhild Irene Seljenes, Heath A. Henley and Ralph D. Henley
1701 15th Avenue South
Nashville, TN 37212

Property Tax ID#: 105 05 0 069.00
File #: FNTGI-101012490-123737-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, HEATH A. HENLEY and wife GUNNHILD IRENE SELJENES who erroneously acquired title as GUNNHILD IRENE SELJENS and RALPH D. HENLEY a married man herein joined by his spouse KARYN HENLEY, as joint tenants with rights of survivorship, as Grantors, hereby convey all rights, titles and interests that we may have in to HEATH A. HENLEY and wife GUNNHILD IRENE SELJENES and RALPH D. HENLEY, a married man, as joint tenants with rights of survivorship, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 105 05 0 069.00
Property Address: 1701 15th Avenue South, Nashville, TN 37212

Prior Deed recorded 06/04/2013 in Instrument 20130604-0056463, Davidson County Court Clerk's Office.

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

HEATH A. HENLEY

GUNNHILD IRENE SELJENES

RALPH D. HENLEY

KARYN HENLEY

Subscribed and sworn to before me this the 29 day of July, 2016.

Notary

My Commission expires: 5/8/2017

TIFFANY FOWLER-BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 05-08-2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

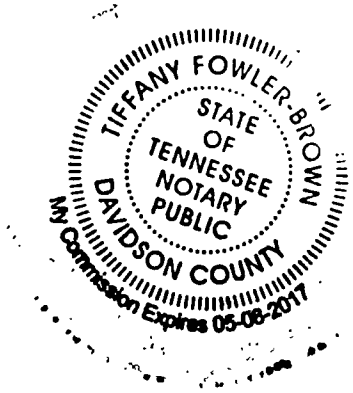
Witness our hands this the 29 day of July, 2016.

HEATH A. HENLEY

GUNNHILD IRENE SELJENES

RALPH D. HENLEY

KARYN HENLEY




STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by HEATH A. HENLEY and GUNNHILD IRENE SELJENES and RALPH D. HENLEY and KARYN HENLEY, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 29 day of July, 2016.

Notary Public

My Commission expires: 5/8/2017

## Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 60 FEET OF THE EASTERN HALF OF LOT NO. 61 OF THE O. B HAYES PLAN OF LARGE LOTS CALLED "ROKEBY" AS SHOWN BY A MAP OF RECORD IN PLAT BOOK 21, PAGE 87, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF THE LOT NO. 61 FRONTS 60 FEET ON THE WESTERLY SIDE OF 15TH AVENUE SOUTH, FORMERLY WASHINGTON STREET AND RUNS BACK 150 FEET ON THE NORTH LINE, AND 151.4 FEET ON THE SOUTH LINE, TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 60 FEET. ALSO CONVEYED IS AN EASEMENT OVER A PORTION OF LOT 52 AS MORE FULLY DESCRIBED IN BOOK 2545, PAGE 122, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 105 05 0 069.00

Commonly known as 1701 15th Avenue South, Nashville, TN 37212
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **HEATH A. HENLEY AND WIFE GUNNHILD IRENE SELJENS AND RALPH D. HENLEY** BY DEED RECORDED ON **June 4, 2013** IN **Instrument: 20130604-0056463**.

# True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019