Davidson County DEEDQC
Recvd: 09/15/16 09:14 2 pgs
Fees:12.00 Taxes:0.00
20160915-0096946

QUITCLAIM DEED

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 8 day of September, 2016.

Notary Public

COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

164973

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Douglas M. Baltz, III and Chaleeya C. Baltz, husband and wife	Douglas M. Baltz, III and Chaleeya C. Baltz, husband and wife	161 05 0 048.00
(Name) 766 Huntington Pkwy Nashville, TN 37211	766 Huntington Pkwy Nashville, TN 37211	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Douglas Martin Baltz III (xmarried), hereinafter referred to as Grantor(s), hereby quitclaim to Douglas M. Baltz, III and Chaleeya C. Baltz, husband and wife his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Huntington Park, Section One, of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Douglas Martin Baltz, III by Warranty Deed from Thaddeus A. Palus and wife, Wanda P. Palus dated April 30, 2010 and recorded May 5, 2010 as Instrument No. 20100505-0034228, in said Register's Office for Davidson County, Tennessee. And being corrected May 18, 2010 as Instrument No. 20100518-0038039, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Douglas Martin Baltz III has hereunto set his signature, on this the 8 day of September, 2016.

Douglas Martin Baltz III

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Douglas Martin Baltz III , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of September, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018