Davidson County DEEDQC
Recvd: 10/03/16 08:31 4 pgs
Fees:22.00 Taxes:0.00
20161003-0103659

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

QUIT CLAIM DEED

Return To:
Stewart
500 North Broadway 9th Floor
St. Louis, MO 63102

New Owner(S) Address And Mail Tax Statements To:
Kimberly Day & Ruth I. Cohen
418 Avondale Drive
Nashville, TN 37206

Property Tax ID#: 083 10 0 089.00
File #: 1600610550

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, KIMBERLY DAY and RUTH I. COHEN, who erroneously acquired title as RUTH I. COHAN, married to each other, who both acquired title as unmarried, as joint tenants with rights of survivorship, as Grantors, hereby convey all rights, titles and interests that we may have in the property, to KIMBERLY DAY and RUTH I. COHEN, married to each other, as tenants by the entirety, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 083 10 0 089.00

Commonly Known As: 418 Avondale Drive, Nashville, TN 37206

Prior Deed recorded 08/01/2008 as Instrument 20080801-0079138, Davidson County Court Clerk's Office.

Witness my hand this the 15 day of September, 2016.

KIMBERLY DAY

RUTH I. COHEN

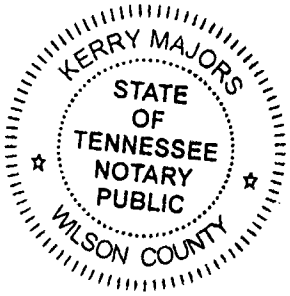
STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by KIMBERLY DAY and RUTH I. COHEN, 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 15 day of September, 2016.

Notary Public
My Commission expires: 10/1/2016



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

KIMBERLY DAY

RUTH I. COHEN



Subscribed and sworn to before me this the 15 day of September, 2016.

Notary
My Commission expires: 10/1/2016

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.

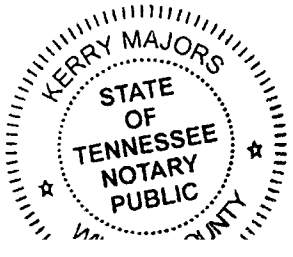


EXHIBIT "A"

SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NUMBER 145 AND 146 ON THE MAP OF MCEWEN PLACE OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO KIMBERLY DAY, UNMARRIED AND RUTH I. COHAN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP FROM JAMES MARTIN YONTS AND DANIEL P. METZGAR, BOTH UNMARRIED BY DATED 07/10/2008 AND RECORDED 08/01/2008 IN DEED INSTRUMENT 20080801-0079138 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

TAX ID: 083 10 0 089.00

True Copy Certification

I, CHERI HACKETHAL, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

CHERI HACKETHAL

State of MISSOURI

County of CITY OF ST LOUIS

Personally appeared before me, Brandon Williams, a notary public for this county and state, Cheri Hackethal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRANDON WILLIAMS

My Commission Expires: 12/5/2017

Notary' Seal.(if on paper)

BRANDON WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: Dec. 5, 2017
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