This Instrument Prepared By:
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Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20170001000 DEEDQC
Recvd: 01/05/17 09:46 3 pgs
Fees:17.00 Taxes:0.00
20170105-0001151

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Stephen A. Kahn 227 Carden Avenue Nashville, Tennessee 37205	Stephen A. Kahn 227 Carden Avenue Nashville, Tennessee 37205	10413003800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Elizabeth H. Kahn (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Stephen A. Kahn, (hereinafter "Grantee[s]") any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, Block F on the Plan of Bransford Realty Co.'s Subdivision of Lots in Blk E, F & G in Whitland Realty Co.'s Subdivision, as of record in Plat Book 547, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Miller by General Warranty Deed from Derek W. Edwards and wife, Stephanie P. Edwards, recorded on the 7th day of October 2009 in Instrument No. 20091007-0093317, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matter of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR(S) BY DEED OF RECORD IN INST. NO. 20170105-0001150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 53, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex handicap, familiar status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Being the same property conveyed to Stephen A. Kahn and Elizabeth H. Kahn, as co-trustees of the Kahn Family Revocable Trust dated 02/11/08 (and as their community property) with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Patrick Miller, unmarried, by Deed of record at Instrument Number 20140516-0042362 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. § 67-4-409, is $0.00, as this Quitclaim Deed is an adjustment of property rights between divorcing parties pursuant to a Final Decree of Divorce.

Elizabeth H. Kahn

ELIZABETH H. KAHN

This is improved property located at 227 Carden Avenue, Nashville Tennessee 37205, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 7th day of December, 2016.

Elizabeth H. Kahn

ELIZABETH H. KAHN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth H. Kahn, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of December, 2016.

Penny J. Sanders My Commission Expires: October 7, 2019

NOTARY PUBLIC

PENNY J. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY