Davidson County	DEEDQC
Recvd: 01/19/17 16:04	3 pgs
Fees:17.00 Taxes:0.00	
20170119-0006245	

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 14th day of December 2016..

JOSHUA V. WOOD
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

NOTARY PUBLIC
My Commission Expires: 5.8.2018

ADDRESS OF NEW OWNER:
Kellie Ann Von Schipmann
149 Spring Valley Road
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map-Parcel Numbers
095-08-0 -112-00

QUITCLAIM DEED

In consideration of $0.00, and pursuant to a Final Decree of Divorce entered in the Circuit Court for Davidson County, Tennessee, **William John Von Schipmann, III**, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Kellie Ann Von Schipmann**, Grantee. Said property conveyed herein is situated at 149 Spring Valley Road, Nashville, TN 37214, and is more particularly described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lots Nos. 6 and 7 on the unrecorded Map of the Resubdivision of Lots Nos. 71, 73, to 76 inclusive, and Lots Nos. 105 and 106, on the Plan of Bluefields, of record in Book 843, page 34, register's Office for said County, and described according to a survey made by Z.J. Wilkinson, Surveyor, May 24, 1952, as follows:

Beginning at a point in the North margin of Spring Valley Road at the corner of Lots Nos 5 and 6, which is 18 feet east of the original corner of Lots Nos. 74 and 106 on said recorded plan; thence northerly 322 feet to a point in the South line of Lot No. 68, which is 5 feet East of the original corner of Lots Nos 74 and 106; thence with the South line of Lot No. 68, westerly 120 feet to a point at the common corner of Lots Nos. 68 and 69; thence southerly 359 feet to the North margin of Spring Valley Road at a point which is 20 feet west of the corner of the Lots Nos. 105 and 106; thence with the margin of Spring Valley Road easterly 200 feet to the point of beginning.

Included in the above legal description but excluded as follows:

Beginning at the common rear corner of Lot No. 5 and Lot No. 6, on the aforesaid unrecorded Map, said point being the northeasterly corner of the property being described in Deed Book 4284, page 310, and the northwesterly corner of the

property being described in Deed Book 2394, page 51, Register's Office for Davidson County, Tennessee; thence running with the common line of said Lots No. 5 and 6, southerly 74 feet, more or less to a point in the common line of said tracts; thence leaving the common line of Lots No. 5 and 6, westerly, 50 feet, more or less to a point; thence in a northerly direction 77 feet, more or less to a point; thence in a northerly line of said Lot No. 6; thence with the northerly line of said Lot No. 6 in an easterly direction 47 feet, more or less to the point of beginning.

Being the same property conveyed to William J. Vonschipmann, III, married by Warranty Deed from Nelle B. Beazley of record in Instrument Number 20040304-0024764, Register's Office for Davidson County, Tennessee, dated 02/27/2004, and recorded 03/04/2004.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose makes this conveyance to Grantee.

This instrument has been prepared solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature on December 15, 2016

William John Von Schipmann, III

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William John Von Schipmann, III, with whom I am presently acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 15th day of December 2016.

Notary Public

My Commission Expires: 5.4.2018

JOSHUA V. LINDSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

True Copy Certification

I, Megan Eduardo, do hereby make oath that I am a licensed notary and that 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.

Megan Eduardo
Signature

State of North Carolina
County of Mecklenburg

Personally appeared before me, Jessica Black, a notary public for this county and state, Megan Eduardo, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 09/15/2017
Notary Seal (if on paper)

JESSICA BLACK
Notary Public
Gaston County
NORTH CAROLINA