Box 10-B

BILL GARRETT, Davidson County
Trans:T20170017797 DEEDQC
Recvd: 03/01/17 13:59 2 pgs
Fees:12.00 Taxes:0.00

20170301-0020356

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~FEBRUARY~~, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIM'S PROPERTIES, TOO, LLC	**WELLS FARGO REAL ESTATE TAX SERVICES, LLC**	**083-05-0-159.00**
(NAME) **5870 EAST ASHLAND DRIVE**	(NAME) **405 SW 5th STREET**	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS) **DES MOINES, IA 50309-4600**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JEAN ROCHLITZ, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO **TIM'S PROPERTIES, TOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ALL OF MY RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 and the 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D.H. Bailey's property, as of record in Book 421, page 65 of the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue easterly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

Being part of the same property conveyed to James E. Rochlitz and wife, Jean Rochlitz by deed from Tim's Properties, Too, G.P., a Tennessee General Partnership, dated May 21, 2013 of record as Instrument No. 20130521-0051034, Register's Office for Davidson County, Tennessee. The said James E. Rochlitz having since died on or about April 26, 2016, leaving Jean Rochlitz the surviving tenant by the entirety.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as **1029 MANSFIELD STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of ~~FEBRUARY~~ MARCH, 2017

JEAN ROCHLITZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jean Rochlitz**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of ~~FEBRUARY,~~ MARCH, 2017.

My Commission Expires: 11/5/2018

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public