This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDQC
Recvd: 03/30/17 16:06 4 pgs
Fees:22.00 Taxes:0.00
20170330-0031307

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Brad Alvin Henke and Jennifer L. Jirschele 1408 A Monetta Nashville, TN 37216	SIRVA Mortgage 6200 Oak Tree Blvd, Ste 300 Independence, OH 44131	072-113-A-001.00CO

WE, **Paul Koshmider, married and Jamie Lynn Koshmider, unmarried, as Tenants in Common with Right of Survivorship**, for and in consideration of the sum of Ten and no/Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of correcting an error in the legal description, hereby release, remise, quitclaim and give unto **Brad Alvin Henke and Jennifer L. Jirschele, husband and wife**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151228-0129943, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151228-0129943, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. ***

Being the same property conveyed to Paul Koshmider, married and Jamie Lynn Koshminder, unmarried, as Tenants in Common with Right of Survivorship by Warranty Deed from 1408 Monetta, LLC, a Tennessee limited liability company, dated September 1, 2016, of record in Instrument No. 20160902-0092649 and by Scrivener's Affidavit of record in Instrument No. 20161114-0119702, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 A Monetta Ave., Nashville, TN 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of March, 2017.

Paul Koshmider
Paul Koshmider

Jamie Lynn Koshmider
Jamie Lynn Koshmider

Amarildo Mataj

*****Jamie Lynn Koshmider has since married, her spouse, Amarildo Mataj joins in to convey any marital interest he may have.

STATE OF _____
COUNTY OF _____

See CA Acknowledgement

Personally appeared before me, the undersigned notary public, of said county, **Paul Koshmider** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this _____ day of _____, 2017.

_____
Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, of said county, **Jamie Lynn Koshmider and Amarildo Mataj** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 22nd day of March, 2017.

_____
Notary Public

MY COMMISSION EXPIRES:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 21 day of March, 2017.

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 3/17/17 before me, Loida Rebong, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Paul Koshmider,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

LOIDA REBONG
Commission # 2102012
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

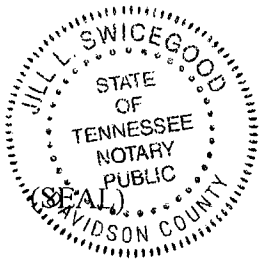
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018