Davidson County DEEDQC
Recvd: 04/19/17 10:30 6 pgs
Fees:32.00 Taxes:0.00
20170419-0038204

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ANNE ZUBERER
2521 BLAIR BLVD.
NASHVILLE, TN 37212
1701518TN/RV

OWNER (SEND TAX BILLS TO):

ANNE ZUBERER
2521 BLAIR BLVD.
NASHVILLE, TN 37212

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN R. DAVIS, an unmarried man, and ANNE ZUBERER, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 2521 Blair Blvd., Nashville, TN 37212, hereby bargains, sells, remises, releases, quit claims and conveys to ANNE ZUBERER, an unmarried woman (herein, "Grantee"), whose address is 2521 Blair Blvd., Nashville, TN 37212, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2521 Blair Blvd., Nashville, TN 37212

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

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

PIN NO: 104-15-0-025.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Kevin R. Davis

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kevin R. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of April, 2017.

[Affix Notary Seal]

GRETCHEN E. CATRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2020

Gretchen E. Catron
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-27-2020

GRANTOR:

Anne Zuberer

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anne Zuberer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

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

[Affix Notary Seal]

Gail T. Gold
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/24/18

Notary Public State of Florida
Gail T Gold
My Commission FF 097911
Expires 03/24/2018

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Sarasota

The actual consideration for this transfer is 0.

GRANTEE

Grantee signature _____
Anne Zuberer

Subscribed and sworn to under oath before me, this 22nd day of March, 2017

Gail T. Gold
SIGNATURE OF NOTARY PUBLIC

[Affix Notary Seal]

My commission expires: 3/24/18

Notary Public State of Florida
Gail T Gold
My Commission FF 097911
Expires 03/24/2018

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE EAST 50.0 FEET OF LOT NO. 89 ON THE MAP OF SUNSET PARK AS OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID EASTERLY 50.0 FEET OF SAID LOT FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF BLAIR BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 160.5 FEET TO THE NORTH LINE OF LOT NO. 72 OF SAID PLAN.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 9456 at Page 333 on September 2, 1994.

PIN NO: 104-15-0-025.00

STREET ADDRESS:

2521 Blair Blvd., Nashville, TN 37212

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Isaac Loomer, do hereby make an 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.

Isaac Loomer, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, JANEICE Caldwell, a notary public for this county and state, Isaac Loomer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 6/30/19

OFFICIAL SEAL
JANEICE CALDWELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/30/19