Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Felix Michael Eckhard **5815 Still Hollow Road** **Nashville, TN 37215**	**13016001800**	**Felix Michael Eckhard** **5815 Still Hollow Road** **Nashville, TN 37215**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Kathleen A. Lappe** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Felix Michael Eckhard** (the "Grantee"), Grantee's successors and assigns, all of Grantor's interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property"). The Grantor has conveyed the Property herein to terminate the tenancy by the entirety created pursuant to that certain Quitclaim Deed of record as instrument number 20160719-0073957, Register's Office for Davidson County, Tennessee, so that, following this conveyance, the Property will be vested solely in the Grantee.

This is improved property located at 2408 Hemingway Drive, Nashville, Tennessee 37215.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2017.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

BILL GARRETT, Davidson County
Trans:T20170044726 DEEDQC
Recvd: 05/25/17 13:59 3 pgs
Fees:17.00 Taxes:0.00

20170525-0052309

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Emerge Law, PLC perform a title examination; and that neither Brian S. Shelton nor Emerge Law, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 22 day of May, 2017.

Kathleen A. Lappe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand on this the 22 day of May, 2017.

Notary Public

My Commission Expires:

10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires OCT 31 2017

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 2, Block "K" on the Plan of Tyne Meade Section III, as of record in Plat Book 1424, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Felix Michael Eckhard and Kathleen A. Lappe, husband and wife, by deed from Felix Michael Eckhard of record as instrument number 20160719-0073957, Register's Office for Davidson County, Tennessee.