AFTER RECORDING RETURN TO:
PETER M. BRUMM AND EMILIA CANAHUATI
1510 GRANDVIEW DR
NASHVILLE, TN. 37215
File No. 17042707

This document prepared by:
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Davidson County DEEDQC
Recvd: 08/03/17 09:56 5 pgs
Fees:27.00 Taxes:0.00
20170803-0079103

Tax ID No.: 117 16 0 029.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of July, 2017, by and between **PETER M. BRUMM and EMILIA CANAHUATI, WHO ERRONEOUSLY ACQUIRED TITLE AS EMILIA CANAHUAPI, HUSBAND AND WIFE**, a mailing address of 1510 GRANDVIEW DRIVE, NASHVILLE, TN. 37215, hereinafter referred to as Grantor(s) and **PETER M. BRUMM and EMILIA CANAHUATI, HUSBAND AND WIFE**, a mailing address of 1510 GRANDVIEW DRIVE, NASHVILLE, TN. 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1510 GRANDVIEW DRIVE, NASHVILLE, TN 37215

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20090827-0080554, recorded on 08/27/2009 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

PETER M. BRUMM

Emilia Canahuati, who erroneosly acquired title as Emilia Canahuapi
EMILIA CANAHUATI, WHO ERRONEOUSLY ACQUIRED TITLE AS EMILIA CANAHUAPI

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PETER M. BRUMM AND EMILIA CANAHUATI, WHO ERRONEOUSLY ACQUIRED TITLE AS EMILIA CANAHUAPI, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 25 day of July, 2017.

Norman Kantrowitz
Notary Public
My Commission expires: 4.21.20

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Peter Brumm / Emilia Canahuati, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 25 day of July, 2017.

Norman Kantrowitz
Notary Public
My Commission expires: 4-21-20

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 25 day of July, 2017.

Norman Kantrowitz
Notary Public
My Commission Expires: 4-21-20

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Name and address for person(s) responsible for taxes:

PETER M. BRUMM and EMILIA CANAHUATI
1510 GRANDVIEW DRIVE
NASHVILLE, TN. 37215

Name and address of property owner:

PETER M. BRUMM and EMILIA CANAHUATI
1510 GRANDVIEW DRIVE
NASHVILLE, TN. 37215

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 OF BLOCK "M" ON THE MAP OF MAPLEHURST SUBDIVISION, OF RECORD IN BOOK 843, PAGES 22 AND 23, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 30 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GRANDVIEW DRIVE AND BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

TAX ID NO: 117 16 0 029.00

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED
GRANTOR: PETER M. BRUMM
GRANTEE: PETER M. BRUMM AND EMILIA CANAHUAPI
DATED: 05/21/2009
RECORDED: 08/27/2009
DOC#/BOOK-PAGE: 20090827-0080554

PROPERTY COMMONLY KNOWN AS: 1510 GRANDVIEW DRIVE, NASHVILLE, TN 37215

Certificate of Authenticity

I, Lori Uhalley, 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.

Lori Uhalley

State of Ohio

County of Summit

I, Susan M Bodine, a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature, Lori Uhalley, I have witnessed.

Notary's Signature

SUSAN M BODINE, NOTARY PUBLIC
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Mar. 3, 2021

Commission Expires: 03/03/2021