THIS INSTRUMENT PREPARED BY:
JANELLE A. SIMMONS
ATTORNEY AT LAW
401 CHURCH STREET, SUITE 2400
NASHVILLE, TENNESSEE 37219
(615) 467-1801

Bill Garrett Davidson County
Batch# 27154 DEEDQC
11/16/2017 04:02:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171116-0118008

QUITCLAIM DEED

FROM: NICOLE MAISON KOENIG

MAP-PARCEL NUMBER: 172 12 0A 015.00

TO: ALBERT SAMUEL KOENIG, IV

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

New Owner & Address	Taxable Party	Map-Parcel Numbers
Mr. Albert Samuel Koenig, IV **6048 Bradford Hills Drive** **Nashville, Tennessee 37211**	**Mr. Albert Samuel Koenig, IV** **6048 Bradford Hills Drive** **Nashville, Tennessee 37211**	**172 12 0A 015.00**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled **Nicole Maison Koenig v. Albert Samuel Koenig, IV, Third Circuit Court for Davidson County, Tennessee, Docket Number 13D-2380,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

ALBERT SAMUEL KOENIG, IV

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF October 2015.

NICOLE J KRUSE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires July 2, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

This Instrument Prepared By:

Janelle A. Simmons
Attorney at law
401 Church Street
Suite 2400
Nashville, Tennessee 37219
(615) 467-1801

FOR AND IN CONSIDERATION and in compliance with the division of property in a Final Decree of Absolute Divorce filed in the Davidson County Third Circuit Court, State of Tennessee, under Docket Number 13D-2380, the receipt of which is hereby acknowledged, I, Nicole Maison Koenig, by these presents do hereby quitclaim and convey unto Albert Samuel Koenig, IV, single person, his heirs, successors and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Bradford Hills, Section One, of record in Book 7900, Page 6, amended in Book 7900, Pages 110 through 112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan S. Koenig and Wife, Nicole M. Koenig by Warranty Deed dated November 30, 2001, from Kirby J. Kiskadden and Christine F. Binger as joint tenants of record in Instrument No. 20011206-0134544 to which reference is hereby made for a more complete and accurate description. ALAN S. KOENIG and ALBERT SAMUEL KOENIG are one and the same persons

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

THIS is improved property with a physical address known as 6048 Bradford Hills, Nashville, Davidson County, Tennessee 37211.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court of Davidson County, Tennessee, Docket No. 13D-2380.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22ND day of OCTOBER, 2015.

Nicole Maison Koenig

NICOLE MAISON KOENIG

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named, Nicole Maison Koenig, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF OCTOBER, 2015.

MARGE J KRUSE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 2, 2018

Marge J Kruse

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)