39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 38864 DEEDQC
12/18/2017 02:37:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171218-0128751

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Philip D. Krebs**, hereinafter called the **Grantor**, does hereby quitclaim unto **Philip D. Krebs and wife, Diana Sandoval Krebs, tenants by the entirety, with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 10, Block "A" on the Plan of Bellemeade Subdivision No. 2, as of record in Plat Book 421, Page 51, Register's Office for said County, described as follows:

Beginning at a point which is the northeast corner of the intersection of Jackson Boulevard and Howell Place; thence in a northerly direction with the easterly margin of Jackson Boulevard; 225 feet to a point; thence in an easterly direction, and parallel with Howell Place, 276.5 feet to a point; thence in a southerly direction, and parallel with Jackson Boulevard, 225 feet to a point on the northerly margin of Howell Place; thence in a westerly direction along the northerly margin of Howell Place, 276.5 feet to the point of beginning.

Being the same property conveyed to Philip D. Krebs and wife, Elizabeth N. Krebs by Warranty Deed from Premier Builders, Inc., a Tennessee Corporation dated July 19, 1996 of record in Book 10132, Page 5, Register's Office, Davidson County, Tennessee. The said Elizabeth N. Krebs died July 14, 2009. Philip D. Krebs is now married to Diana Sandoval Krebs.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4406 Howell Place, Nashville, TN 37205

WITNESS THE EXECUTION HEREOF this 15 day of December, 2017.

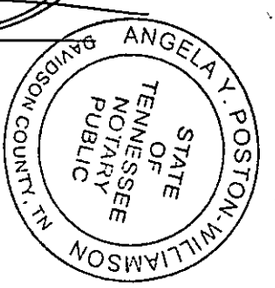
Philip D. Krebs

State of TENNESSEE)
County of DAVIDSON)

On this 15th day of December, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Philip D. Krebs**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18




State of Tennessee )
County of Davidson)

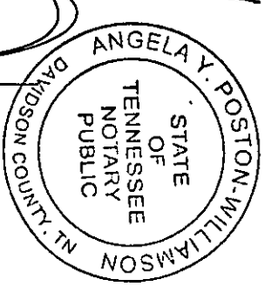
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00 .

Affiant

Sworn and subscribed before me on this the 15th day of December, 2017.

Notary Public

My Commission Expires: 5/8/18




| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Philip D. Krebs<br>4406 Howell Place<br>Nashville, TN 37205 | Owner | 130-3-4 |