Bill Garrett Davidson County
Batch# 82420 DEEDQC
04/18/2018 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $135.05
20180418-0036625

After Recording Return to:

RETURN TO:
FNC Title Services, LLC
1300 Piccard Drive
Suite 105
Rockville, MD 20850

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
115 02 0 002.00

Acq - 11417

QUITCLAIM DEED

[this deed is being executed to remove co-owner from title]

New Owner/ Property Being Conveyed
Raymond Paul Engelhardt
Richard Engelhardt
1014 Downey Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 12th day of April, 2018, between RAYMOND PAUL ENGELHARDT, as to a forty-five percent interest and RICHARD ENGELHARDT, as to a forty-five percent interest and DONNA SUE WHITMAN, as to a ten percent interest, collectively hereinafter referred to as "**Party of the First Part**" and RAYMOND PAUL ENGELHARDT, an unmarried man, and RICHARD ENGELHARDT, an unmarried man as joint tenants with rights of survivorship, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 4 ON THE PLAN OF BROOK MEADE ADDITION, SECTION ONE, AS OF RECORD IN BOOK 2663, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 4 FRONTS 99 FEET ALONG THE EASTERLY MARGIN OF DOWNEY DRIVE AND RUNS BACK BETWEEN LINES 316.2 FEET, MORE OR LESS, ALONG THE NORTHERLY LINE, 291.2 FEET, MORE OR LESS, ALONG THE SOUTHERLY LINE TO THE CENTER LINE OF A BRANCH IN THE FEAR ON WHICH IT MEASURES 90 FEET, MORE OR LESS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO R. P. ENGELHARDT AND WIFE, ALMEIDA T. ENGELHARDT FROM WARREN DOUGLAS MOSS AND WIFE, JEAN MADDOX MOSS BY WARRANTY DEED DATED APRIL 4, 1962 AND RECORDED APRIL 6, 1962 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 3370, PAGE 329. RAYMOND PAUL ENGELHARDT, SR. ALSO KNOWN AS RAYMOND P. ENGELHARDT WAS MARRIED TO ALMEIDA TAYLOR ON APRIL 1, 1945 AND DEPARTED THIS LIFE ON OCTOBER 16, 2004. ALMEIDA T. ENGELHARDT DEPARTED THIS LIFE ON DECEMBER 20, 2016, AS EVIDENCED IN ESTATE FILED AS CASE NO. 17P528 IN THE DAVIDSON COUNTY, STATE OF TENNESSEE. PER LAST WILL AND TESTAMENT TRANSFERRING TITLE TO HER HEIRS, RAYMOND PAUL ENGELHARDT, AS TO A FORTY FIVE PERCENT INTEREST AND RICHARD ENGELHARDT, AS TO A FORTY FIVE PERCENT INTEREST AND DONNA SUE WHITMAN, AS TO A 10 PERCENT INTEREST.

PROPERTY ADDRESS: 1014 Downey Drive, Nashville, TN 37205
The legal description was provided by agent for grantor.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

RAYMOND PAUL ENGELHARDT,
as to a forty-five percent interest

RICHARD ENGELHARDT,
as to a forty-five percent interest

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 12th day of April, 2018, before me personally appeared RAYMOND PAUL ENGELHARDT, as to a forty-five percent interest and RICHARD ENGELHARDT, as to a forty-five percent interest to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Leigh S. Smith
Notary Public My Commission Expires 1/27/20

LEIGH S. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____

RAYMOND PAUL ENGELHARDT,
as to a forty-five percent interest

RICHARD ENGELHARDT,
as to a forty-five percent interest

Subscribed and sworn to before me this 12th day of April, 2018

Leigh S. Smith
NOTARY PUBLIC

LEIGH S. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/27/20

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Donna Sue Whitman

DONNA SUE WHITMAN,
as to a ten percent interest

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 13 day of March, 2018, before me personally appeared DONNA SUE WHITMAN, as to a ten percent interest to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Frankie Calhoun

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, NC FRANKIE CALHOUN

My Commission Expires: 1-13-2019

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $36,500.00.

Donna Sue Whitman

DONNA SUE WHITMAN,
as to a ten percent interest

Subscribed and sworn to before me this 13 day of March, 2018.

Frankie Calhoun

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, NC FRANKIE CALHOUN

My Commission Expires: 1-13-2019

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, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020