Bill Garrett Davidson County
Batch# 91537 DEEDQC
05/14/2018 01:05:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180514-0045932

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
HARRY E. GWIRTSMAN 4420 ALCOTT DRIVE NASHVILLE, TN 37215	WELLS FARGO HOME MORTGAGE P.O. BOX 14411 DES MOINES, IA 50306-3411	130-12-0-016-00

KNOW ALL MEN BY THESE PRESENTS:

That KAREN E. ROSENTHAL, (being one and the same as KAREN E. GWIRTSMAN, and being one and the same as KAREN ELIZABETH GWIRTSMAN, being one and the same as KAREN LEONARD) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 14D2386, between HARRY E. GWIRTSMAN, (being one and the same as HARRY EDWARD GWIRTSMAN), Plaintiff, and KAREN ELIZABETH GWIRTSMAN, does hereby demise, release, and forever quitclaim unto the said, HARRY E. GWIRTSMAN, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

BEING LOT NO. 15 ON THE PLAN OF HYCREST ACRES NO. III, AS OF RECORD IN BOOK 2331, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 158 FEET ON THE EASTERLY SIDE OF ALCOTT DRIVE AND EXTENDS BACK 283.4 FEET ON THE NORTHERLY LINE AND 257.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 160 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AMSOUTH BANK BY DEED FROM I DYKE TATUM, SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20050315-0028225 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING the same property conveyed to HARRY GWIRTSMAN and KAREN E. ROSENTHAL, as tenants in common, forever by Special Warranty Deed from AmSouth Bank by virtue of Deed dated 12/09/2005,as Instrument No. 20051209-0148233 County of Davidson, State of Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said HARRY E. GWIRTSMAN, hereby agrees to pay and agrees to hold KAREN E. GWIRTSMAN aka KAREN LEONARD, harmless from one original Deed of Trust Note in favor of Wells Fargo Home Mortgage, said note bearing an original unpaid principal balance of $111,074.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20111207-0095513, recorded on December 7, 2011, at 11:27 a.m., in Record Book 1725, Pages 1-17 in the Register's Office, Davidson County, Tennessee.

HG ~~The actual consideration on this transfer is $310,049.00.~~ HG

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KAREN E. GWIRTSMAN AKA KAREN LEONARD, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

Karen E. Gwirtsman AKA Karen Leonard
KAREN E. GWIRTSMAN AKA KAREN LEONARD
Grantor

Sworn to and subscribed before me
this 8th day of May, 2017.

LeAnn Martin Mock
NOTARY PUBLIC

My Commission Expires: 8/20/2020

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Tennessee)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named HARRY E. GWIRTSMAN, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Harry E. Gwirtsman
HARRY E. GWIRTSMAN
Affiant/Grantee

Sworn to and subscribed before me
this 12th day of May, 2017.

LeAnn Martin Mock
NOTARY PUBLIC

My Commission expires: 8/20/2020

LEANN MARTIN MOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY