Bill Garrett Davidson County
Batch# 94742 DEEDQC
05/21/2018 12:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180521-0048431

QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on May 21, 2018.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
Andrew E. Kosia 1605 Northview Ave Nashville, TN 37216	SAME AS NEW OWNER	072 14 0 278.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Angela T. Myah, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Andrew E. Kosia, married, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 2 on the Map of George A. Pickup's unrecorded Subdivision of part of Lot No. 1 of the old Cahal Property as of record in Book 57, Page 150, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point the easterly margin of Northview Avenue, 68 feet southerly from the intersection of the easterly margin of said Northview Avenue and the southerly margin of Emerson Avenue, said point being the southwest corner of Lot No. 1 on said plan; thence with the easterly margin of said Northview Avenue, southwardly 68 feet to the northwest corner of Lot No. 3 on said Plan; thence with the line between said Lot Nos. 2 and 3, eastwardly 141 feet to a point in the western boundary line of Lot No. 5 on said plan; thence with the line between said Lot Nos. 2 and 5, northwardly 68 feet to the southeast corner of said Lot No. 1; thence with the line between said Lot Nos. 1 and 2, westwardly 141 feet to the beginning.

Being the same property conveyed to Angela T. Joague by Quitclaim Deed from Big Rock Construction Company, Inc., dated August 25, 1998, of record in Book 11253, page 735, in the Register's Office of Davidson County, Tennessee. Angela T. Joague has since divorced and now goes by Angela T. Myah.

This is improved property known as 1605 Northview Ave, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on May 21, 2018.

Angela T. Myah

(Notary acknowledgment to appear on following page)

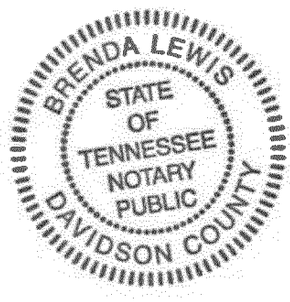
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 21, 2018, before me personally appeared Angela T. Myah 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 for the purposes therein contained.

Witness my hand and official seal on May 21, 2018.

My Commission Expires: 11-8-2021

NOTARY PUBLIC



Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY