Box 10-B

Karen Y Johnson Davidson County
Batch# 174142 DEEDQC
12/14/2018 10:41:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181214-0121765

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Dec., 2018.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY KENEFICK, ET AL	**ROBERT D. YOUNG, ET AL** **C/O L & K**	**083-05-0-367.00** **083-05-0-368.00**
(NAME) **P. O. BOX 68491**	(NAME) **P. O. BOX 68491**	**083-06-0-128.00** **083-05-0-115.00**
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **NASHVILLE, TN 37206**	**083-06-0-169.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBERT D. YOUNG, A/K/A ROBERT DAVID YOUNG, MARRIED AND TIMOTHY KENEFICK, MARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY **A ONE-HALF UNDIVIDED INTEREST TO TIMOTHY KENEFICK AND WIFE, KRISTIN MYERS KENEFICK AND A ONE-HALF UNDIVIDED INTEREST TO ROBERT D. YOUNG AND WIFE, IDA KRISTIN JOHANSSON,** IN CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTIES

unimproved ( )
This is improved(X) property, known as **1410 & 1408 FRANKLIN AVENUE, 300 MANCHESTER AVENUE, 1022 WEST EASTLAND AVENUE, & 2004 BENJAMIN STREET, NASHVILLE, TN 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of December, **2018.**

TIMOTHY KENEFICK

ROBERT D. YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Timothy Kenefick**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of December **2018.**

My Commission Expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert D. Young**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of December **2018.**

My Commission Expires: 5/2/2022

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

TRACT 1: 1410 FRANKLIN AVENUE, NASHVILLE, TN 37206 (083-05-0-367.00)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of T. P. Weakley Home Place, Block 1 of record in Plat Book 161, Page 105, in the Register's Office for Davidson County, Tennessee

Said Lot No.1 fronts 60 feet on the southerly side of Franklin Avenue and extends back 240 feet between parallel lines to an alley.

Being the same property conveyed to Robert D. Young unmarried and Timothy Kenefick, married by deeds of record in Instrument No. 20070510-0056376 and Instrument No. 20100825-0067362, Register's Office for Davidson County, Tennessee.

TRACT 2: 1408 FRANKLIN AVENUE, NASHVILLE, TN 37206 (083-05-0-368.00)

Land in Davidson County, Tennessee, being the easterly 48.6 feet of Lot No. 2 of Block No. 1 on the Plan of T. P. Weakley Home Place of record in Plat Book 421, page 50, in the Register's Office for Davidson County.

Said part of Lot No. 2 fronts 48.6 feet on the southerly side of Franklin Avenue and extends back between parallel lines 240 feet to an alley.

Being the same property conveyed to Robert D. Young unmarried and Timothy Kenefick, married by deeds of record in Instrument No. 20070510-0056376 and Instrument No. 20100825-0067358, Register's Office for Davidson County, Tennessee.

TRACT 3: 300 MANCHESTER AVENUE, NASHVILLE, TN 37206 (083-06-0-128.00)

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Beaumont Place of record in Plat Book 332, page 38, in the Register's Office for Davidson County, Tennessee and described as follows:

Said Lot fronts 57 feet on the easterly side of Manchester Avenue and runs back between lines 200 feet 3 inches on the north line and 200 feet 1 inch on the south line, along the north margin of Benjamin, formerly Locke Sreet, to an alley in the rear on which it measures 57.6 feet.

Being the same property conveyed to Robert D. Young unmarried and Timothy Kenefick, married by deeds of record in Instrument No. 20070510-0056376 and Instrument No. 20100825-0067357, Register's Office for Davidson County, Tennessee.

TRACT 4: 1022 WEST EASTLAND AVENUE, NASHVILLE, TN 37206 (083-05-0-115.00)

Land in Davidson County, Tennessee, being Lot No. 12 on the Map showing Lots 16 & 17 in Eastwood Plan of record in Book 421, page 20, Registers' Office for Davidson County, Tennessee, and being part of Lot No. 12 of Block "F" on the Plan of Eastwood Addition of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 950 feet on the southerly side of Eastland Avenue and runs back between lines 172 feet, more or less, on the west line and 175 feet, more or less, on the east line to an alley.

Being the same property conveyed to Robert D. Young unmarried and Timothy Kenefick, married by deeds of record in Instrument No. 20070404-0040501 and Instrument No. 20100825-0067361, Register's Office for Davidson County, Tennessee.

TRACT 5: 2004 BENJAMIN STREET, NASHVILLE, TN 37206 (083-06-0-169.00)

Land in Davidson County, Tennessee, being the westerly ½ of Lot No. 3, on the Plan of Sneed & Hamilton's Re-Subdivison of Lot Numbers 2,3,7,8,9,10,15,16,17 and 18 in the First Subdivision of Brownsville, of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 3 fronts 50 feet on the south side of Benjamin Street, formerly Locke Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert D. Young unmarried and Timothy Kenefick, married by deeds of record in Instrument No. 20070404-0040503 and Instrument No. 20100825-0067360, Register's Office for Davidson County, Tennessee.