THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 209864 DEEDQC
03/26/2019 08:56:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027050

New Owner:	Send Tax Bills To:	Map & Parcel No:
Lee Moneta-Koehler 1015 B West Grove Avenue Nashville, TN 37203	New Owner	105-09-0 B 002.00 CO

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, **Gary Koehler and wife, Yvonne Koehler,** the Grantors, have bargained and sold, and do hereby transfer, convey and quitclaim unto **Lee Moneta-Koehler and wife, Liane Moneta-Koehler,** the Grantees, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of West Grove Townhomes, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West Grove Townhomes of record as Instrument No. 20070524-0062237, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to Master Deed.

Being the same property conveyed to Lee Koehler and wife, Stephanie Koehler and Gary Koehler and wife, Yvonne Koehler, by Warranty Deed from Exodus Industries, Inc., a Tennessee Corporation, dated June 1, 2007, of record in Instrument No. 20070608-0068935, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lee David Koehler, by Quitclaim Deed from Stephanie Monserrate Koehler, dated August 4, 2011, of record in Instrument No. 20140624-0055195, of the Register's Office of Davidson County, Tennessee, as to the ½ interest owned by Lee and Stephanie Koehler.

Being the same property conveyed to Lee Moneta- Koehler and Liane Moneta-Koehler, by Quitclaim Deed from Lee Moneta-Koehler (fka Lee Koehler), dated June 16, 2014, of record in Instrument No. 20140624-0055196, of the Register's Office of Davidson County, Tennessee, as to the ½ interest owned by Lee David Koehler.

Lee Koehler, Lee David Koehler and Lee Moneta-Koehler being one and the same person.

This is improved property known as 1015 B West Grove Avenue, Nashville, TN 37203.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 21st day of MARCH, 2019.

GRANTOR:

Gary Koehler

Gary Koehler

Yvonne Koehler

Yvonne Koehler

STATE OF PA
COUNTY OF BEAVER

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Gary Koehler and Yvonne Koehler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as her free act and deed for the purposes herein contained.

WITNESS my hand and official seal at ~~Nashville~~, ~~Tennessee,~~ Center Twp. Aliquippa, Pennsylvania this 21st day of March, 2019.

Verna Dugan Sisk
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Verna Dugan Sisk, Notary Public
Center Twp., Beaver County
My Commission Expires Jan. 25, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA VERNA DUGAN SISK

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 25th day of March, 2019.

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires 9-6-22