THIS INSTRUMENT PREPARED BY:
Rebecca Scott / Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
JEAN ROCHLITZ
1029 MANSFIELD Avenue
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 352900 DEEDQC
02/04/2020 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $312.57
20200204-0012703

QUITCLAIM DEED

THIS INDENTURE, Made this 28 day of January, 2020, by and between Tim's Properties, Too, LLC, a Tennessee Limited Liability Company, Tim Kenefick signee of the County of DAVIDSON, State of Tennessee, party/parties of the first part, Jean Rochlitz, a single woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **1029 Mansfield Avenue Nashville TN,** 37206).

BEING the same premises which Jean Rochlitz, unmarried in deed dated 03/01/2017 and recorded 03/01/2017 in the DAVIDSON County Recorder's Office in Deed Book Volume number 20170301 granted and conveyed to Tim's Properties, Too, LLC, a Tennessee Limited Liability Company.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of $84,479.00 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/ parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Tim Kenefick, Tim's Properties, Too, LLC, a Tennessee Limited Liability Company

State of TN

County of Davidson (SS)

On this 28 day of January in the year 20 before me, the undersigned notary public, personally appeared Tim Kenefick,

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/03/2020

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $84,479.00

Affiant

Subscribed and sworn to before me this 28 day of January, 2020

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 1194589

TAXPAYER/OWNER: JEAN ROCHLITZ

ADDRESS: 1029 Mansfield Avenue Nashville TN, 37206

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 and the 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D.H. Bailey's Property, as of record in Book 421, page 65 of the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said A venue easterly 50 feet; thence northwardly 153 .49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or Jess, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6; southwardly 155.4 feet to the beginning.

Being the same property as conveyed from Jean Rochlitz, unmarried to Tim's Properties, Too, LLC, a Tennessee Limited Liability Company as set forth in Deed Instrument #20170301-0020356 dated 03/01/2017, recorded 03/01/2017, DAVIDSON County, TENNESSEE.

083-05-0-159.00

True Copy Certification

I, APRIL THOMPSON, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

April Thompson
APRIL THOMPSON

STATE OF PENNSYLVANIA
COUNTY OF .

Before me Autumn Merenda-Farmer, the undersigned officer, personally

Appeared APRIL THOMPSON, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that She (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania

Notarial Seal
AUTUMN MERENDA-FARMER – Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jan 19, 2020

Notary Public
Printed Name: Autumn Merenda-Farmer
My Commission Expires:
01/19/2020