This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd.
Irving, Texas 75063
(866)264-7799

File No.: **1175795LV**

Karen Johnson Davidson County
Batch# 680905 DEEDQC
07/21/2021 02:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210721-0098035

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 03/12/21, by and between **MARK GENSHEIMER**, party of the first part, and **MARK GENSHEIMER AND COLLEEN G GENSHEIMER HUSBAND AND WIFE AS JOINT TENANTS**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Warranty Deed** Deed of record in: Book N/A, Page No. N/A or **Instrument No.: 20180108-0002412** in said Registor's office.

X The property is improved

with an address of: **1720 12TH AVE N, NASHVILLE, Tennessee, 37208**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

MARK GENSHEIMER

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Ann Stathos Donnell (name of notary public), Mark Gensheimer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 03/12/21

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00 Exempt per T.C.A. 67-4-409(a)(3)(A)(ii)** .

Affiant

Subscribed and sworn to before me this the 03/12/21

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
081 11 0 454.00

NAME AND ADDRESS OF A PROPERTY OWNER:
MARK GENSHEIMER AND COLLEEN G GENSHEIMER
1720 12th ave N
NASHVILLE, TN 37208

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
MARK GENSHEIMER AND COLLEEN G GENSHEIMER
1720 12th ave N
NASHVILLE, TN 37208

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, described as follows:

BEING THE NORTHERLY HALF OF LOT NO. 119 ON THE PLAN OF MCGAVOCK, WESTMORE AND OTHERS SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID PART OF LOT NO. 119 FRONTS 50 FEET ON THE EASTERLY SIDE OF TWELFTH AVENUE NORTH, FORMERLY FLORENCE STREET, AND RUNS BACK BETWEEN PARALLEL LINE 154 FEET TO AN ALLEY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO MARK GENSHEIMER FROM KIMBERLY ANN BETTY, UNMARRIED, BY DEED DATED MAY 27, 2016 AND RECORDED MAY 31, 2016 IN INSTRUMENT NO. 20160531-0054381 OF OFFICIAL RECORDS.

Being all of that certain property conveyed to MARK GENSHEIMER AND COLLEEN G GENSHEIMER HUSBAND AND WIFE AS JOINT TENANTS from MARK GENSHEIMER, by deed dated 3/12/2021 and recorded IN INSTRUMENT NO. of official records.

Commonly known as: 1720 12TH AVE N, NASHVILLE, TN 37208

APN #: **081 11 0 454.00**

Tennessee Certification of Electronic Document

I, Olivia Hede, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/12/2021 (date of document).

Affiant Signature

07/19/2021
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 19 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/1/2025

NOTARY'S SEAL

JACKSON HALL
Notary Public, State of Texas
Comm. Expires 06-01-2025
Notary ID 133131118