Bill Garrett Davidson County
Batch# 79337 DEEDQC
04/10/2018 12:28:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180410-0033721

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Betina DiDomenico
640 Huntington Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Betina DiDomenico
640 Huntington Ridge Drive
Nashville, TN 37211

MAP–PARCEL NUMBER(S): 161 06 0 266.00

QUITCLAIM DEED

64298748 - 4482311

THIS INDENTURE, made and entered into this day of 3/26/18, pursuant to a Final Decree, dated January 10, 2018, entered as Cause No. 15D2017, styled "Betina Etel DiDomenico v. Keith Thomas DiDomenico", in the Fourth Circuit Court for Davidson County, Tennessee; by and between **Betina DiDomenico, an unmarried woman and Keith DiDomenico, an unmarried man, who held title as her husband**, hereafter "Grantor", and **Betina DiDomenico, a single woman**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of Eighty-Seven Thousand Two Hundred Seventy and 70/100 Dollars ($87,270.70), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

BEING LOT NO. 15 ON THE PLAN OF HUNTINGTON PARK - SECTION FIVE, AS OF RECORD IN BOOK 4660, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: **640 Huntington Ridge Drive, Nashville, TN 37211**

Being the same property conveyed to **Betina DiDomenico, an unmarried woman and Keith DiDomenico, an unmarried man, who held title as her husband,** by deed dated **June 24, 2005**, of record in Instrument/Case No. **20050705-0076771**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

Said property is conveyed subject to such limitations and encumbrances as may affect the property.

This transfer is exempt from transfer tax pursuant to **T.C.A. 67-4-409(a)(3)(F)**.

No Title Examination has been performed with the preparation of this deed.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR(S):

Betina DiDomenico

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

On this 26 day of March, 2018, before me personally appeared **Betina DiDomenico** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') ~~free~~ act and deed.

Signature of Notary Public

Thomas D. Larson
Printed Name of Notary Public

My Commission Expires: May 3, 2021

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers License

GRANTOR(S):

Keith DiDomenico

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

On this 26 day of March, 2018, before me personally appeared **Keith DiDomenico** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's ~~(or persons')~~ ~~free act and~~ deed.

Signature of Notary Public

Thomas D. Larson
Printed Name of Notary Public

My Commission Expires: May 3, 2021

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers License

AFFIDAVIT OF VALUE

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 3/26/2018

Betina DiDomenico

Signature of Notary Public

Thomas D. Larson

Printed Name of Notary Public

My Commission Expires: May 3, 2021

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers license

AFFIDAVIT OF VALUE

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 3/26/2018 by **Keith DiDomenico**

Signature of Notary Public

Thomas D. Lars
Printed Name of Notary Public

My Commission Expires: May 3, 2021

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers License

True Copy Certification

I, Elaine Tassin, 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

Elaine Tassin

State of Michigan

County of Wayne

Personally appeared before me, Alexandria N. Tate, a notary public for this county and state, Elaine Tassin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Alexandria N. Tate

My Commission Expires: 2/25/2022

Notary' Seal (if on paper)

ALEXANDRIA N. TATE
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 02-25-2022
ACTING IN THE COUNTY OF WAYNE