Bill Garrett Davidson County
Batch# 89108 DEEDQC
05/07/2018 10:00:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180507-0043280

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III, 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Lorri A. Downs
2101 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Amrock
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Lorri A. Downs
2101 Tinnin Road
Goodlettsville, TN 37072

MAP–PARCEL NUMBER(S): 007 00 0 215.00
64394980-4522237

QUITCLAIM DEED

THIS INDENTURE, made and entered into this day of 4/25/2018, by and between **Lorri A. Downs, a single woman, Trustee of the Lorri A. Downs Trust Under Agreement Dated, March 6, 2010**, hereafter "Grantor", and **Lorri A. Downs, a single woman**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of Ten Dollars ($10.00), 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**:

See Exhibit "A" attached hereto and made a part hereof for all purposes

Property Address: 2101 Tinnin Road, Goodlettsville, TN 37072

Being the same property conveyed to **Lorri A. Downs, a single woman, Trustee of the Lorri A. Downs Trust Under Agreement Dated, March 6, 2010**, by deed dated **February 08, 2016**, of record in Instrument/Case No. **20160216-0014091**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

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

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

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

GRANTOR:

Lorri A Downs

Lorri A. Downs, a single woman, Trustee of the Lorri A. Downs Trust Under Agreement Dated, March 6, 2010

STATE OF Tennessee §

COUNTY OF Davidson §
§

On this 25 day of April, 2018, before me personally appeared **Lorri A. Downs, a single woman, Trustee of the Lorri A. Downs Trust Under Agreement Dated, March 6, 2010** 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
X 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.

Lori A Downs

AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 4/25/2018 **Lorri A. Downs, a single woman, Trustee of the Lorri A. Downs Trust Under Agreement Dated, March 6, 2010**

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

True Copy Certification

I, Betsy Lanzotti, 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

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 007 00 0 215.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, LOCATED ON TINNIN ROAD ESTATES, TRACT #7, BEING LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE WEST SIDE OF TINNIN ROAD, AND BEING A PORTION OF THE PROPERTY OF RECORD IN DEED BOOK 11399, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE TAX MAP 7, PARCEL 0978, TAX ASSESSOR'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON ROD IN THE WEST MARGIN OF TINNIN ROAD, SAME BEING THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF TRACT #6 OF TINNIN ROAD ESTATES (5.47 ACRES AS PER SURVEY OF SAME DATE), ALSO BEING 410.72 FEET NORTH OF THE NORTHEAST CORNER OF CLARENCE ASHBURN AS YOU MEASURE ALONG SAID MARGIN; THENCE LEAVING ROAD WITH LINE OF SAID TRACT #6 SOUTH 86 DEGREES 43 MINUTES 11 SECONDS WEST 1008.85 FEET TO AN IRON ROD; THENCE SOUTH 05 DEGREES 22 MINUTES 18 SECONDS WEST 586.41 FEET TO AN IRON ROD; THENCE WITH LINE OF WILBUR THOMAS OLDHAM AND GARY R. CARNAHAN NORTH 81 DEGREES 54 MINUTES 26 SECONDS WEST 259.56 FEET TO AN IRON ROD; THENCE WITH LINE OF FRED B. CARNAHAN, JR. NORTH 82 DEGREES 15 MINUTES 32 SECONDS WEST 67.76 FEET TO AN IRON ROD; THENCE WITH LINE OF TRACT #4 OF TINNIN ROAD ESTATES (5.01 ACRES AS PER SURVEY OF SAME DATE) NORTH 86 DEGREES 43 MINUTES 11 SECONDS EAST 292.94 TO AN IRON ROD; THENCE WITH LINE OF TRACT #8 OF TINNIN ROAD ESTATES (5.01 ACRES AS PER SURVEY OF SAME DATE) NORTH 86 DEGREES 43 MINUTES 11 SECONDS EAST 1037.05 FEET TO AN IRON ROD IN THE WEST MARGIN OF TINNIN ROAD; THENCE WITH SAID MARGIN ALONG A CURVE PROCEEDING COUNTER-CLOCKWISE HAVING A DEFLECTION ANGLE OF 01 DEGREE 46 MINUTES 43 SECONDS, A RADIUS OF 979.93 FEET, A TANGENT LENGTH OF 15.21 FEET, AND A CHORD OF SOUTH 12 DEGREES 47 MINUTES 29 SECONDS EAST 30.42 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 30.42 FEET TO THE POINT OF BEGINNING CONTAINING 5.08 ACRES MORE OR LESS BY SURVEY BY CARROLL DEAN CARMAN, REGISTERED LAND SURVEYOR, TENNESSEE NUMBER 910.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same property conveyed to Lorri A. Downs Trustee of the Lorri A. Downs Trust U/A/D March 6, 2010, by deed dated February 8, 2016 of record in Deed Instrument/Case No. 20160216-0014091, in the County Clerk's Office.

Commonly known as: 2101 Tinnin Road, Goodlettsville, TN 37072

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES