Bill Garrett Davidson County
Batch# 96749 DEEDQC
05/25/2018 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180525-0050144

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:
Walter Scott Coffey
504 Amquiwood Court
Madison, TN 37115

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

NEW OWNER'S MAILING ADDRESS:
Walter Scott Coffey
504 Amquiwood Court
Madison, TN 37115

MAP-PARCEL NUMBER(S): 042 04 0 081.00

QUITCLAIM DEED

64405931-4547479

THIS INDENTURE, made and entered into this day of 5/16/18, by and between **Walter Scott Coffey, an unmarried man who acquired title as W. Scott Coffey, without marital status**, hereafter "Grantor", and **Walter Scott Coffey, an unmarried man**, 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**:

BEING LOT NO. 29 ON THE PLAN OF HERITAGE PLACE SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 504 Amquiwood Court, Madison, TN 37115

Being the same property conveyed to **Walter Scott Coffey, an unmarried man who acquired title as W. Scott Coffey, without marital status**, by deed dated **December 30, 1997**, of record in Liber/Book **10738**, Page/Folio **673**, 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)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

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:

Walter Scott Coffey aka W. Scott Coffey

Walter Scott Coffey aka W. Scott Coffey

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 16 day of May, 2018, before me personally appeared **Walter Scott Coffey aka W. Scott Coffey** 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.

Walter Scott Coffey AKA W. Scott Coffey
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this May 16, 2018
Walter Scott Coffey aka W. Scott Coffey

Signature of Notary Public

Thomas D. Larson
Printed Name of Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 3, 2021

(NOTARY SEAL OR STAMP)

☐ 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