Bill Garrett Davidson County
Batch# 96765 DEEDQC
05/25/2018 09:30:30 AM 9 pgs
Fees: $48.00 Taxes: $185.00
20180525-0050166

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:
Ronda K. Sherley
781 Dry Creek Road
Goodlettsville, TN 37072

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

NEW OWNER'S MAILING ADDRESS:
Ronda K. Sherley
781 Dry Creek Road
Goodlettsville, TN 37072

MAP–PARCEL NUMBER(S): 024 00 0 073.00

64447089-4548630
~~4548629~~

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 7 day of MAY, by and between **Cynthia A. Falk, a single woman and Ronda K. Sherley, a single woman, as joint tenants with right of survivorship and not as tenants in common**, hereafter "Grantor", and **Ronda K. Sherley, a single woman**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of **Fifty Thousand** Dollars (**$50,000.00**), 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: 781 Dry Creek Road, Goodlettsville, TN 37072

Being the same property conveyed to **Cynthia A. Falk, a single woman and Ronda K. Sherley, a single woman, as joint tenants with right of survivorship and not as tenants in common**, by deed dated

October 24, 2007, of record in Instrument/Case No. **20071128-0138040**, 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.

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:

Cynthia A. Falk

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 7 day of May, 2018, before me personally appeared **Cynthia A. Falk** 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

Adam Morgan
Printed Name of Notary Public

My Commission Expires: 1/3/2022

(NOTARY SEAL OR STAMP)

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 3, 2022

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: TN DL

GRANTOR:

Ronda K. Sherley

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 15 day of May, 2018, before me personally appeared **Ronda K. Sherley** 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

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 5/20/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver 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 $ 50,000.00, 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 7th day of May 2018 by **Cynthia A. Falk**

Signature of Notary Public

Adam Morgan
Printed Name of Notary Public

My Commission Expires: 1/3/2022

(NOTARY SEAL OR STAMP)

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 3, 2022

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: TN DL

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 $ 50,000.00 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 5/15/18

Ronda K. Sherley

Signature of Notary Public

Rodriguez Turner

Printed Name of Notary Public

My Commission Expires: 5/20/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(NOTARY SEAL OR STAMP)

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

EXHIBIT "A"

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF DRY CREEK ROAD, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO H.L. REDDING, SR. AND WIFE, BY DEED IN BOOK 1877, PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 62 DEGREES EAST 191.75 FEET WITH THE CENTERLINE OF DRY CREEK ROAD; THENCE LEAVING SAID ROAD, NORTH 29 DEGREES 08 MINUTES EAST 230.7 FEET TO AN IRON PIN; THENCE NORTH 71 DEGREES 54 MINUTES WEST 170.6 FEET TO AN IRON PIN IN THE WEST PROPERTY LINE OF H.L. REDDING, SR. AND WIFE; THENCE SOUTH 36 DEGREES WEST 203.2 FEET WITH SAID PROPERTY LINE TO THE BEGINNING, ACCORDING TO A SURVEY MADE BY SOLON E. DAVIS, CONSULTING ENGINEER DATED SEPTEMBER 12, 1961

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

OWNERS: **Cynthia A. Falk, a single woman and Ronda K. Sherley, a single woman, as joint tenants with right of survivorship and not as tenants in common**

CLIENT: **Amrock, Inc.**

PROPERTY ADDRESS: **781 Dry Creek Road**
Goodlettsville, TN 37072

Disclosure of Counsel

IDENTIFICATION OF COUNSEL. **Robertson Anschutz Vetters** ("RAV") and its Co-Counsel, **Phillip G. Hord III, Attorney at Law, 6509 Brantford Ct., Plano, TX 75093** have been retained by Client to prepare certain legal documents affecting the referenced property which may include a Deed conveying the property, Release of Lien or similar document releasing encumbrances on the property and such other documents as are appropriate to convey and/or cure title to the property and said documents will likely require execution by the Owners.

ACKNOWLEDGEMENT OF REPRESENTATION. The undersigned Owners acknowledge the foregoing identification of representation and acknowledge RAV and their Co-Counsel have not advised Owners or otherwise provided any legal assistance or representation of any kind to Owners. Further, by execution hereof, Owners acknowledge their right to retain counsel of their choosing to advise on legal matters involving the said property and, specifically, the documents prepared by Counsel named herein.

PAYMENT FOR SERVICES PROVIDED BY RAV. The undersigned acknowledge that they are obligated to pay certain legal fees for the preparation of legal documentation by RAV as required by Client. No charge is made for the preparation of documents except those specifically identified on the Invoice for services performed by RAV. Under no circumstances will RAV charge for Real Estate Settlement and Procedures Act or Truth-in-Lending Act disclosures.

The undersigned Owners acknowledge that they have read the foregoing Disclosure of Counsel and affirm the accuracy of the statements herein contained.

Owners

Cynthia A. Falk — 5.15.18

Cynthia A. Falk — Date

OWNERS: **Cynthia A. Falk, a single woman and Ronda K. Sherley, a single woman, as joint tenants with right of survivorship and not as tenants in common**

CLIENT: **Amrock, Inc.**

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Goodlettsville, TN 37072

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Owners

Ronda K. Sherley 05/15/2018

Ronda K. Sherley Date