Bill Garrett Davidson County
Batch# 107922 DEEDQC
06/25/2018 12:37:30 PM 7 pgs
Fees: $38.00 Taxes: $166.50
20180625-0061026

**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:**
Angela Galindo
2687 Hartford Drive
Nashville, TN 37210

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

**NEW OWNER'S MAILING ADDRESS:**
Angela Galindo
2687 Hartford Drive
Nashville, TN 37210

**MAP-PARCEL NUMBER(S): 119 10 0 045.00**
64449155-4576032 (1)

3405242312

## QUITCLAIM DEED

**THIS INDENTURE**, made and entered into this 9 day of June 2018, by and between **Sean Hill and Angela Galindo, husband and wife,** hereafter "Grantor", and **Angela Galindo, a married woman**, hereafter "Grantee".

**WITNESSETH:** that, for and in consideration of **Forty-Five Thousand** Dollars (**$45,000.00**), 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: 2687 Hartford Drive, Nashville, TN 37210**

Being the same property conveyed to **Sean Hill and Angela Galindo, husband and wife,** by deed dated

**March 20, 2015**, of record in Instrument/Case No. **20150325-0025585**, 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:**

X _____

**Sean Hill**

X _____

**Angela Galindo**

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 16 day of June, 2018, before me personally appeared **Sean Hill and Angela Galindo** 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.

X Claudia Boyett
Signature of Notary Public

Claudia Boyett
Printed Name of Notary Public

My Commission Expires: 1-4-2021

(NOTARY SEAL OR STAMP)

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

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

## 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 $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Sean Hill
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 16 June 2018
**Sean Hill and ~~Angela Galindo~~** CS

Claudia Boyett
Signature of Notary Public

Claudia Boyett
Printed Name of Notary Public

My Commission Expires: 1-4-2021

(NOTARY SEAL OR STAMP)

CLAUDIA BOYETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

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

# EXHIBIT "A"

**BEING LOT NO. 1 ON THE PLAN OF HARTFORD HEIGHTS AS OF RECORD IN BOOK 4350, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT AN IRON PIN LYING ON THE SOUTHERLY MARGIN OF HARTFORD DRIVE, SAID IRON PIN LYING 146.69 FEET FROM THE EASTERLY MARGIN OF WHITSETT ROAD (AS WIDENED); THENCE RUNNING IN A NORTHERLY DIRECTION WITH THE SOUTHERLY MARGIN OF HARTFORD DRIVE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 150 FEET, A DISTANCE OF 16.96 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN OF HARTFORD DRIVE NORTH 49 DEGREES 33 MINUTES EAST A DISTANCE OF 57.2 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 452.46 FEET, A DISTANCE OF 76.65 FEET TO A POINT, SAID POINT BEING THE HEREIN DESCRIBED PROPERTY AS OF RECORD IN BOOK 4003, PAGE 324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID SOUTHERLY MARGIN OF HARTFORD DRIVE AND RUNNING WITH THE SAID WALTER B. CLEMONS WESTERLY PROPERTY LINE SOUTH 1 DEGREE 28 MINUTES 03 SECONDS EAST A DISTANCE OF 239.32 FEET TO A POINT LYING ON THE NORTHERLY PROPERTY LINE OF S.A. HUDDLESTON PROPERTY AS OF RECORD IN BOOK 1782, PAGE 333, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SAID WALTER B. CLEMONS PROPERTY; THENCE WITH THE SAID S.A. HUDDLESTON'S NORTHERLY LINE SOUTH 89 DEGREES 37 MINUTES 30 SECONDS WEST A DISTANCE OF 26.0 FEET TO A POINT, SAID POINT FURTHER DESCRIBED AS BEING THE SOUTHWEST CORNER OF THE HEREIN REFERRED TO TRACT; THENCE LEAVING THE SAID S.A. HUDDLESTON NORTHERLY PROPERTY LINE NORTH 33 DEGREES 58 MINUTES 19 SECONDS WEST A DISTANCE OF 177.85 FEET TO THE POINT OF BEGINNING.**

OWNERS: **Sean Hill and Angela Galindo, husband and wife**

CLIENT: **Amrock, Inc.**

PROPERTY ADDRESS: **2687 Hartford Drive**

**Nashville, TN 37210**

# 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**

X _____ 6-9-18

**Sean Hill** Date

X _____ 6-9-18

**Angela Galindo** Date

# 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