Bill Garrett Davidson County
Batch# 109068 DEEDQC
06/26/2018 09:46:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20180626-0061307

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:
Stephanie Simmons
806 18th Avenue S., Apt. 110
Nashville, TN 37203

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

NEW OWNER'S MAILING ADDRESS:
Stephanie Simmons
806 18th Avenue S., Apt. 110
Nashville, TN 37203

MAP–PARCEL NUMBER(S): 092160H11000CO
340604203
64445397-4581697

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 4th day of May, 2018, pursuant to a Final Decree of Divorce, dated June 18, 2013, entered as Cause No. 13D588, styled "Stephanie Lynn Simmons v. Kenneth Cristopher Freels", in the Nashville, Third Circuit Court for Davidson County, Tennessee; by and between **Kenneth C. Freels, an unmarried man and Stephanie Simmons, a married woman, who took title as husband and wife**, hereafter "Grantor", and **Stephanie Simmons, a married 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**:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 110, AND 2 PARKING SPACES, UNIVERSITY HOUSE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070418-0046460, AMENDED IN INSTRUMENT NO. 20070521-0060541, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Property Address: 806 18th Avenue S., Apt: 110, Nashville, TN 37203

Being the same property conveyed to **Kenneth C. Freels, an unmarried man and Stephanie Simmons, a married woman, who took title as husband and wife**, by deed dated **June 01, 2007**, of record in Instrument/Case No. **20070606-0067701**, 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)(E): "Domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties."

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:

Kenneth C. Freels

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 4 day of May 2 2018, before me personally appeared **Kenneth C. Freels** 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.

Sarah Skiles
Signature of Notary Public

Sarah Skiles
Printed Name of Notary Public

My Commission Expires: 12-22-19

SARAH SKILES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(NOTARY SEAL OR STAMP)

□ Personally Known OR
□ Produced Identification [Type of Identification Produced]: TNDL 086519402 exp 9/12/24

GRANTOR:

Stephanie Simmons

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 13 day of June, 2018, before me personally appeared **Stephanie Simmons** 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

Adrian Turner
Printed Name of Notary Public

My Commission Expires: 5/20/2020

(NOTARY SEAL OR STAMP)

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

☐ 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 $ 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 6/13/18

Kenneth C. Freels

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

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 6/13/18 by **Stephanie Simmons**

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

OWNERS: **Kenneth C. Freels, an unmarried man and Stephanie Simmons, a married woman, who took title as husband and wife**

CLIENT: **Amrock, Inc.**

PROPERTY ADDRESS: **806 18th Avenue S., Apt. 110**
Nashville, TN 37203

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

Kenneth C. Freels 4 May 2018 Date

OWNERS: **Kenneth C. Freels, an unmarried man and Stephanie Simmons, a married woman, who took title as husband and wife**

CLIENT: **Amrock, Inc.**

PROPERTY ADDRESS: **806 18th Avenue S., Apt. 110**
Nashville, TN 37203

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

Owners

Stephanie Simmons — 6-13-18

Stephanie Simmons — 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