Bill Garrett Davidson County
Batch# 120284 DEEDQC
07/24/2018 02:55:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20180724-0072200

**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:**
Johnny D. Raines
6012 Elijah Court
Hermitage, TN 37076

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

**NEW OWNER'S MAILING ADDRESS:**
Johnny D. Raines
6012 Elijah Court
Hermitage, TN 37076

**MAP–PARCEL NUMBER(S): 08709012800**

64553743-4613939 (1) 3407279833

# QUITCLAIM DEED

**THIS INDENTURE**, made and entered into this 14th day of June 2018, by and between **Johnny D. Raines, unmarried and Danielle Raines, unmarried, as joint tenants with right of survivorship**, hereafter "Grantor", and **Johnny D. Raines, 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**:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF NEW HOPE ESTATES, PHASE THREE, OF RECORD IN PLAT BOOK 9700, PAGE 494, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**Property Address: 6012 Elijah Court, Hermitage, TN 37076**

Being the same property conveyed to **Johnny D. Raines, unmarried and Danielle Raines, unmarried, as joint tenants with right of survivorship**, by deed dated **July 29, 2016**, of record in Instrument/Case No. **20160803-0080334**, 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:**

**Johnny D. Raines**

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 12th day of July, 2018, before me personally appeared **Johnny D. Raines** to me known to be the person (or persons) described in and who executedin my presence the foregoing instrument, and acknowledged that such person (or persons) executed thesame as such person's (or persons') free act and deed.

Signature of Notary Public

Greg D Davis
Printed Name of Notary Public

My Commission Expires: 12/23/20

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

(NOTARY SEAL OR STAMP)

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

**GRANTOR:**

Danielle Raines

**Danielle Raines**

STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 19 day of June, 2018, before me personally appeared **Danielle Raines** to me known to be the person (or persons) described in and who executedin my presence the foregoing instrument, and acknowledged that such person (or persons) executed thesame as such person's (or persons') free act and deed.

Signature of Notary Public

Brady Teague

Printed Name of Notary Public

My Commission Expires: 07/05/2021.

(NOTARY SEAL OR STAMP)

BRADY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN 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~~ 0) WW, 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 7/12/18
**Johnny D. Raines**

Signature of Notary Public

Greg D Davis
Printed Name of Notary Public

My Commission Expires: 12/23/20

(NOTARY SEAL OR STAMP)

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

☐ 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 NRV, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Danielle Raines
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 19th day of June, 2018.
**Danielle Raines**

Brady Teague
Signature of Notary Public

Brady Teague
Printed Name of Notary Public

My Commission Expires: 07/05/2021.

BRADY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN Driver License.

**OWNERS:** **Johnny D. Raines, unmarried and Danielle Raines, unmarried, as joint tenants with right of survivorship**

**CLIENT:** **Amrock, Inc.**

**PROPERTY ADDRESS:** **6012 Elijah Court**
**Hermitage, TN 37076**

# 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**

Danielle Raines 7-18-18

**Danielle Raines** 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