Bill Garrett Davidson County
Batch# 128269 DEEDQC
08/13/2018 11:50:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180813-0079641

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:
Kevin R. Hansen and Mary S. Hansen
1283 Brentwood Highlands Drive
Nashville, TN 37211

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

NEW OWNER'S MAILING ADDRESS:
Kevin R. Hansen and Mary S. Hansen
1283 Brentwood Highlands Drive
Nashville, TN 37211

64677639 - 4637200

MAP-PARCEL NUMBER(S): 172040A10600CO

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 31st day of July 2018, by and between **Mary S. Hansen f/k/a Mary Stewart Harris a married woman who acquired title without martial status**, hereafter "Grantor", and **Kevin R. Hansen and Mary S. Hansen, husband and wife, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common**, 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**:

LOCATED IN DAVIDSON COUNTY, TENNESSEE. BEING LOT NUMBER 99 ON THE PLAN OF PHASE THREE HIGHLANDS OF BRENTWOOD IN INSTRUMENT NO. 20010920-0101749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 1283 Brentwood Highlands Drive, Nashville, TN 37211

Being the same property conveyed to **Mary S. Hansen f/k/a Mary Stewart Harris a married woman who acquired title without martial status**, by deed dated **February 02, 2012**, of record in Instrument/Case No. **20120206-0010339**, 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:

Mary S Hansen fka Mary Stewart Harris

Mary S. Hansen, fka Mary Stewart Harris

STATE OF TN §
§
COUNTY OF Davidson §

On this 31st day of July, 2018, before me personally appeared **Mary S. Hansen, fka Mary Stewart Harris** 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

MATT DECKARD
Printed Name of Notary Public

My Commission Expires: 7/24/19

(NOTARY SEAL OR STAMP)

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

AFFIDAVIT OF VALUE

STATE OF TN §
§
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.

Mary S Hansen fka Mary Stewart Harris
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this July 31, 2018
Mary S. Hansen, fka Mary Stewart Harris

Signature of Notary Public

MATT DECKARD
Printed Name of Notary Public

My Commission Expires: 7/24/19

(NOTARY SEAL OR STAMP)

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

OWNERS: **Mary S. Hansen f/k/a Mary Stewart Harris a married woman who acquired title without martial status**

CLIENT: **Amrock, Inc.**

PROPERTY ADDRESS: **1283 Brentwood Highlands Drive**
Nashville, TN 37211

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

Mary S. Hansen fka Mary Stewart Harris 7/31/18

Mary S. Hansen, fka Mary Stewart Harris 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