Karen Y Johnson Davidson County
Batch# 145487 DEEDQC
09/26/2018 09:55:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180926-0095337

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:
Joshua G. Longoria
1403 Riverwood Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Joshua G. Longoria
1403 Riverwood Drive
Nashville, TN 37216

NEW OWNER'S MAILING ADDRESS:
Joshua G. Longoria
1403 Riverwood Drive
Nashville, TN 37216

MAP-PARCEL NUMBER(S): 062 13 0 007.00
6981796-9694586 (1) 3912639339

QUITCLAIM DEED

THIS INDENTURE, made and entered in to this 19 day of September 2018, pursuant to a Final Decree of Divorce, dated December 12, 2017, entered as Cause No. 17D1248, styled "Kari Leigh Longoria vs. Josh Guadalupe Longoria", in the Third Circuit Court for Davidson County, Tennessee; by and between **Joshua G. Longoria, an unmarried man and Kari Longoria, an unmarried woman, who took title as husband and wife**, hereinafter referred to as "Grantor", and **Joshua G. Longoria, an unmarried man**, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), 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: 1403 Riverwood Drive, Nashville, TN 37216

Being the same property conveyed to Grantor by deed dated December 29, 2017 which deed was recorded at Instrument/Case No. 20180108-0002453 in the Land Records for Davidson County on January 08, 2018.

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.

X _____

Joshua G. Longoria, Grantor

X _____

Kari Longoria, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 19 day of September, 2018, before me personally appeared **Joshua G. Longoria and Kari Longoria**, 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.

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

(OFFICIAL SEAL)

_____,
Notary Public (Signature of Notary Public)

Claudia Boyett
(Printed Name of Notary Public)

My Commission Expires: 1-4-2021

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: 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 $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

X _____

Joshua G. Longoria, Affiant

X _____

Kari Longoria, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 19 day of September, 2018, **Joshua G. Longoria and Kari Longoria.**

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

(OFFICIAL SEAL)

_____
Notary Public (Signature of Notary Public)

Claudia Boyett
(Printed Name of Notary Public)

My Commission Expires: 1-4-2021

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

OWNERS: Joshua G. Longoria, an unmarried man and Kari Longoria, an unmarried woman, who took title as husband and wife

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 1403 Riverwood Drive
Nashville, TN 37216

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.

X _____ 9-19-18
Joshua G. Longoria, Owner Date

X _____ 9-19-18
Kari Longoria, Owner Date

Loan No.: 3412639339

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NUMBER 31 ON THE PLAN OF RIVERWOOD SUBDIVISION, OF RECORD IN BOOK 547, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NUMBER 3 ON THE UNRECORDED PLAN OF WARREN'S RESUBDIVISION OF PART OF LOT NUMBER 31, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, OCTOBER 31, 1938 AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF RIVERWOOD DRIVE, 319.5 FEET NORTHERLY FROM THE INTERSECTION OF RIVERWOOD DRIVE AND BRUSH HILL ROAD; THENCE WITH THE EASTERLY MARGIN OF RIVERWOOD DRIVE, NORTH 46 DEGREES WEST 150 FEET; THENCE NORTH 78 DEGREES 30' EAST 177 FEET TO A STAKE; THENCE SOUTH 20 DEGREES EAST 100 FEET TO A STAKE; THENCE SOUTHWESTWARDLY 109.7 FEET TO THE BEGINNING.

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