Karen Y Johnson Davidson County
Batch# 150502 DEEDQC
10/10/2018 02:00:30 PM 7 pgs
Fees: $38.00 Taxes: $129.50
20181010-0100553

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:
Andrew Hansen
1617 Lillian Street
Nashville, TN 37206

SEND TAX BILLS TO:
Andrew Hansen
1617 Lillian Street
Nashville, TN 37206

NEW OWNER'S MAILING ADDRESS:
Andrew Hansen
1617 Lillian Street
Nashville, TN 37206

MAP-PARCEL NUMBER(S): 08314019100

64913724-4712144 **QUITCLAIM DEED** 34190827O4

THIS INDENTURE, made this 26 day of September, pursuant to a Final Decree, dated March 14, 2018, entered as Case No. 17D2140, styled, "Andrew Gordon Hansen v. Andrea Kristen Szemplinski" in the Fourth Circuit Court for Davidson County, Tennessee; by and between Andrew Hansen, an unmarried man, and Andrea Szemplinski FKA Andrea Hansen, an unmarried woman, who acquired title as husband and wife, hereinafter referred to as "Grantor", and Andrew Hansen, an unmarried man, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of Thirty-Five Thousand Dollars ($35,000.00), 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:

BEING LOT NO. 316 ON THE PLAN OF THE EDGEFIELD LAND CO'S SECOND OR SPRING SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 152, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 1617 Lillian Street, Nashville, TN 37206

Being the same property conveyed to Grantor by deed dated January 19, 2016 which deed was recorded at Instrument/Case No. 20160125-0007011 in the Land Records for Davidson County on January 25, 2016.

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.

Andrew Hansen, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4 day of OCTOBER, 2018, before me personally appeared Andrew Hansen, 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.

(OFFICIAL SEAL)

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public (Signature of Notary Public)

PENNY BOWHALL
(Printed Name of Notary Public)

My Commission Expires: My Commission Expires October 17, 2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: CONNECTICUT D.L.

WITNESS: the signature of the Grantor the day and year first above written.

Andrea Szemplinski FKA Andrea Hansen, Grantor

STATE OF New York

COUNTY OF Queens

On this 26th day of September, 2018, before me personally appeared Andrea Szemplinski FKA Andrea Hansen, 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.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

(Printed Name of Notary Public)

My Commission Expires: NO. 01PE6241252

Notary Public - State of New York
Qualified in Queens County
My Commission Expires May 16, 2019

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

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 $35,000.00, 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.

Andrew Hansen, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 4 day of OCTOBER, 2018, Andrew Hansen.

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

PENNY BOWHALL

(Printed Name of Notary Public)

My Commission Expires: My Commission Expires October 17, 2021

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: CONNECTICUT D.L.

WITNESS the signature of the Affiant.

Andrea Szemplinski FKA Andrea Hansen, Affiant

STATE OF NEW YORK.

COUNTY OF Queens.

Sworn to (or affirmed), subscribed and acknowledged before me this 26th day of September, 2018, Andrea Szemplinski FKA Andrea Hansen.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

(Printed Name of Notary Public)

Notary Public - State of New York
NO. 01PE6241252
Qualified in Queens County
My Commission Expires May 16, 2019

My Commission Expires:

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: NYDL.

OWNERS: Andrew Hansen, an unmarried man, and Andrea Szemplinski FKA Andrea Hansen, an unmarried woman, who acquired title as husband and wife

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 1617 Lillian Street
Nashville, TN 37206

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.

Andrew Hansen, Owner Date 10/4/18

(DoD) RA0692030 - CounselDisc.ra - Rev 08/09/2018

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