(1) 65064476 - 4772460

Karen Y Johnson Davidson County
Batch# 171508 DEEDQC
12/07/2018 10:37:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20181207-0119486

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:
Luke A. Finch
827 Stockell Street
Nashville, TN 37207

SEND TAX BILLS TO:
Luke A. Finch
827 Stockell Street
Nashville, TN 37207

NEW OWNER'S MAILING ADDRESS:
Luke A. Finch
827 Stockell Street
Nashville, TN 37207

MAP-PARCEL NUMBER(S): 08207007000

QUITCLAIM DEED

THIS INDENTURE, made this 30th day of November, 2018, by and between Luke A. Finch, an unmarried man, and Cynthia E. Finch, an unmarried woman, who acquired title as joint tenants with rights of survivorship, hereinafter referred to as "Grantor", and Luke A. Finch, 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:

BEING LOT NO. 78 ON THE PLAN OF DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 57, PAGE 25, 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: 827 Stockell Street, Nashville, TN 37207

Being the same property conveyed to Grantor by deed dated September 14, 2012 which deed was recorded at Instrument/Case No. 20120920-0085680 in the Land Records for Davidson County on September 20, 2012.

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."

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.

Luke A. Finch, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of November, 2018, _____, before me personally appeared Luke A. Finch, 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
(OFFICIAL SEAL)
COUNTY OF WILLIAMSON

Notary Public (Signature of Notary Public)

Carol B Christian
(Printed Name of Notary Public)

My Commission Expires: 2/9/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Tennessee Driver's License

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

Cynthia E. Finch

Cynthia E. Finch, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of November, 2018, before me personally appeared Cynthia E. Finch, 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Carol B Christian

(Printed Name of Notary Public)

My Commission Expires: 2/9/2020

☐ Personally Known OR

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

Luke A. Finch, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 30th day of November, 2018, Luke A. Finch.

CAROL B CHRISTIAN
STATE OF TENNESSEE
(OFFICIAL SEAL)
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public (Signature of Notary Public)

Carol B Christian
(Printed Name of Notary Public)

My Commission Expires: 2/5/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Tenn Driver's License

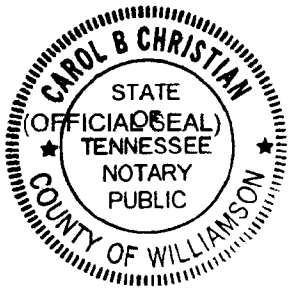
WITNESS the signature of the Affiant.

Cynthia E. Finch, Affiant

STATE OF Tennessee

COUNTY OF Davidson

Sworn to (or affirmed), subscribed and acknowledged before me this 30th day of November, 2018, Cynthia E. Finch.



Notary Public (Signature of Notary Public)

(Printed Name of Notary Public)

My Commission Expires: 2/5/2020

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: Tennessee Drivers License

OWNERS: Luke A. Finch, an unmarried man, and Cynthia E. Finch, an unmarried woman, who acquired title as joint tenants with rights of survivorship

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 827 Stockell Street
Nashville, TN 37207

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.

Luke A. Finch, Owner — Date: November 30, 2018

(DoD) RA0696676 - CounselDisc.ra - Rev. 08/09/2018

OWNERS: Luke A. Finch, an unmarried man, and Cynthia E. Finch, an unmarried woman, who acquired title as joint tenants with rights of survivorship

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 827 Stockell Street
Nashville, TN 37207

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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.

Cynthia E. Finch, Owner — Date: November 30, 2018

(DoD) RA0696676 - CounselDisc.ra - Rev. 08/09/2018

EXHIBIT "A"

BEING LOT NO. 78 ON THE PLAN OF DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 57, PAGE 25, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

For Informational Purposes Only:

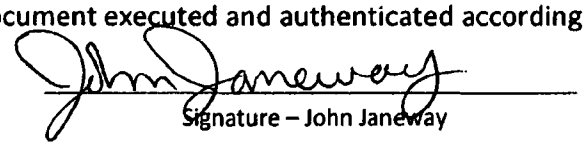
Being the same property conveyed to Luke A. Finch and Cynthia E. Finch by deed dated September 14, 2012 which deed was recorded at Instrument/Case No. 20120920-0085680 in the Land Records for Davidson County, Tennessee on September 20, 2012. Thereafter, the property was conveyed by Luke A. Finch and Cynthia E. Finch by deed Dated _____ and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 08207007000

Property Address: 827 Stockell Street, Nashville, TN 37207

True Copy Certification

I, **John Janeway**, 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.

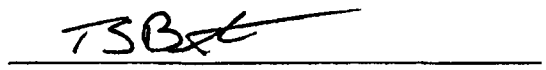


Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

