D 65064788 - 4773469

Karen Y Johnson Davidson County
Batch# 172871 DEEDQC
12/12/2018 09:40:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20181212-0120841

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:
Warren L. Willard, II
325 Tamworth Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Warren L. Willard, II
325 Tamworth Drive
Nashville, TN 37214

NEW OWNER'S MAILING ADDRESS:
Warren L. Willard, II
325 Tamworth Drive
Nashville, TN 37214

MAP-PARCEL NUMBER(S): 095-08-0-057.00

QUITCLAIM DEED

THIS INDENTURE, made this 6th day of December 2018, by and between Warren L. Willard, II a/k/a Warren L. Willard, an unmarried man, hereinafter referred to as "Grantor", and Warren L. Willard, II, 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. 189 ON THE PLAN OF EVA-MOR HEIGHTS, SECTION III, AS OF RECORD IN PLAT BOOK 1835, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Property Address: 325 Tamworth Drive, Nashville, TN 37214

Being the same property conveyed to Grantor by deed dated August 07, 2009 which deed was recorded at Instrument/Case No. 20090811-0075540 in the Land Records for Davidson County on August 11, 2009.

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.

Warren L. Willard, II a/k/a Warren L. Willard, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 26th day of December 2018, before me personally appeared Warren L. Willard, II a/k/a Warren L. Willard, 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.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

(Printed Name of Notary Public)

My Commission Expires: Nov. 8, 2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: driver's 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 $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.

Warren L. Willard II A/K/A Warren L. Willard

Warren L. Willard, II a/k/a Warren L. Willard, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 6th day of December, 2018, Warren L. Willard, II a/k/a Warren L. Willard.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

(OFFICIAL SEAL)

Karen R. Campbell
Notary Public (Signature of Notary Public)

Karen R. Campbell
(Printed Name of Notary Public)

My Commission Expires: Nov. 8, 2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: driver's license

OWNERS: Warren L. Willard, II a/k/a Warren L. Willard, an unmarried man

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 325 Tamworth Drive
Nashville, TN 37214

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.

Warren L Willard II A/K/A Warren L. Willard 12-1-18

Warren L. Willard, II a/k/a Warren L. Willard, Owner Date

OWNERS: Warren L. Willard, II a/k/a Warren L. Willard, an unmarried man

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 325 Tamworth Drive
Nashville, TN 37214

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.

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The undersigned Owners acknowledge that they have read the foregoing Disclosure of Counsel and affirm the accuracy of the statements herein contained.

Warren L. Willard, II a/k/a Warren L. Willard, Owner 12-1-18
Date

EXHIBIT "A"

BEING LOT NO. 189 ON THE PLAN OF EVA-MOR HEIGHTS, SECTION III, AS OF RECORD IN PLAT BOOK 1835, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

For Informational Purposes Only:

Being the same property conveyed to Warren L. Willard, II a/k/a Warren L. Willard by deed dated August 07, 2009 which deed was recorded at Instrument/Case No. 20090811-0075540 in the Land Records for Davidson County, Tennessee on August 11, 2009. Thereafter, the property was conveyed by Warren L. Willard, II a/k/a Warren L. Willard by deed Dated _____ and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 095-08-0-057.00

Property Address: 325 Tamworth Drive, Nashville, TN 37214

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)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE