Karen Johnson Davidson County
Batch# 200206 DEEDQC
02/28/2019 10:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190228-0018219

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 Wrye
2172 Hickory Brook Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Joshua Wrye
2172 Hickory Brook Drive
Hermitage, TN 37076

NEW OWNER'S MAILING ADDRESS:
Joshua Wrye
2172 Hickory Brook Drive
Hermitage, TN 37076

MAP-PARCEL NUMBER(S): 097 02 0A 573.00
65317921-485140

QUITCLAIM DEED

THIS INDENTURE, made this 21 day of Feb 2019, by and between Joshua Wrye, a married man who held title as a single man, hereinafter referred to as "Grantor", and Joshua Wrye, a married 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 573 ON THE FINAL PLAT OF VILLAGES OF RIVERWOOD, SECTION ONE PHASE 5A OF RECORD IN INSTRUMENT NO. 20161011-0107256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: 2172 Hickory Brook Drive, Hermitage, TN 37076

Being the same property conveyed to Grantor by deed dated March 23, 2017 which deed was recorded at Instrument/Case No. 20170324-0028920 in the Land Records for Davidson County on March 24, 2017.

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.

Joshua Wrye, Grantor

STATE OF TN

COUNTY OF DAVIDSON

On this 21 day of Feb, 2019, before me personally appeared Joshua Wrye, 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.

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
(OFFICIAL SEAL)
My Commission Expires May 22, 2022

Notary Public (Signature of Notary Public)

Donyetta Marie Lark
(Printed Name of Notary Public)

My Commission Expires: 5/22/22

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

Joshua Wrye, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 21 day of Feb, 2019, Joshua Wrye.

BONYETTA MARIE LARK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
OFFICIAL SEAL

My Commission Expires
May 22, 2022

Notary Public (Signature of Notary Public)

Bonyetta Marie Lark
(Printed Name of Notary Public)

My Commission Expires: 5/22/22

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

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