Karen Johnson Davidson County
Batch# 201996 DEEDQC
03/05/2019 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190305-0020023

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:
Rudie Y. Whaling and Joe Funderburk
4311 Idaho Avenue
Nashville, TN 37209-3623

SEND TAX BILLS TO:
Rudie Y. Whaling and Joe Funderburk
4311 Idaho Avenue
Nashville, TN 37209-3623

NEW OWNER'S MAILING ADDRESS:
Rudie Y. Whaling and Joe Funderburk
4311 Idaho Avenue
Nashville, TN 37209-3623

MAP-PARCEL NUMBER(S): 10304006400
3418851244
65173503-4858959

①

QUITCLAIM DEED

THIS INDENTURE, made this 28th day of January 2019, by and between Rudie Y. Whaling, married, hereinafter referred to as "Grantor", and Rudie Y. Whaling and Joe Funderburk, wife and husband, as Joint Tenants, 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. 212 OF BLOCK 12, ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 212 FRONTS 61 FEET ON THE SOUTHERLY SIDE OF IDAHO, FORMERLY 5TH AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 44TH AVENUE NORTH, FORMERLY 3RD STREET, 150 FEET TO AN ALLEY.

Property Address: 4311 Idaho Avenue, Nashville, TN 37209-3623

Being the same property conveyed to Grantor by deed dated June 13, 2000 which deed was recorded at Instrument/Case No. 200006210061545 in the Land Records for Davidson County on June 21, 2000.

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.

Rudie Y. Whaling, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 8th day of February, 2019, before me personally appeared Rudie Y. Whaling, 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
(OFFICIAL SEAL)
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Public (Signature of Notary Public)

(Printed Name of Notary Public)

My Commission Expires: 2/9/2020

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

Rudie Y. Whaling

Rudie Y. Whaling, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 29th day of February, 2019, Rudie Y. Whaling.

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

Notary Public (Signature of Notary Public)

Carol Christian

(Printed Name of Notary Public)

My Commission Expires: 2/6/2020

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN D.L.

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