Karen Johnson Davidson County
Batch# 202803 DEEDQC
03/06/2019 02:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190306-0020631

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:
Leon Townsend, Jr.
2200 Gilmore Crossing Lane
Nashville, TN 37218

SEND TAX BILLS TO:
Leon Townsend, Jr.
2200 Gilmore Crossing Lane
Nashville, TN 37218

NEW OWNER'S MAILING ADDRESS:
Leon Townsend, Jr.
2200 Gilmore Crossing Lane
Nashville, TN 37218

MAP-PARCEL NUMBER(S): 058 09 0A 056.00
6052721 54-4460147

QUITCLAIM DEED

THIS INDENTURE, made this 23 day of February 2019, by and between Leon Townsend, Jr., a married man, hereinafter referred to as "Grantor", and Leon Townsend, Jr., 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 , ON THE PLAN OF CREEKSIDE TRAILS, PHASE 3, OF RECORD IN INSTRUMENT NUMBER 20040615-0070696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: 2200 Gilmore Crossing Lane, Nashville, TN 37218

Being the same property conveyed to Grantor by deed dated April 08, 2017 which deed was recorded at Instrument/Case No. 20170413-0036361 in the Land Records for Davidson County on April 13, 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.

Leon Townsend, Jr.

Leon Townsend, Jr., Grantor

STATE OF Tennessee

COUNTY OF Dawson

On this 23 day of February 2019, _____, before me personally appeared Leon Townsend, Jr., 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)

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Carrie Meredith,
Notary Public (Signature of Notary Public)

Carrie Meredith
(Printed Name of Notary Public)

My Commission Expires: 7-12-2021

☐ 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.

Leon Townsend Jr.

Leon Townsend, Jr., Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 23 day of February, 2019, Leon Townsend, Jr..

(OFFICIAL SEAL)

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Carrie Meredith,
Notary Public (Signature of Notary Public)

Carrie Meredith
(Printed Name of Notary Public)

My Commission Expires: 7-12-2021

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

OWNERS: Leon Townsend, Jr., a married man

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 2200 Gilmore Crossing Lane
Nashville, TN 37218

DISCLOSURE OF COUNSEL

IDENTIFICATION OF COUNSEL. Robertson Anschutz Vetters, LLC ("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.

Leon Townsend Jr. 2-23-19

Leon Townsend, Jr., Owner Date

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 , ON THE PLAN OF CREEKSIDE TRAILS, PHASE 3, OF RECORD IN INSTRUMENT NUMBER 20040615-0070696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

For Informational Purposes Only:

Being the same property conveyed to Leon Townsend, Jr. by deed dated April 08, 2017 which deed was recorded at Instrument/Case No. 20170413-0036361 in the Land Records for Davidson County, Tennessee on April 13, 2017. Thereafter, the property was conveyed by Leon Townsend, Jr. by deed Dated _____ and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 058 09 0A 056.00

Property Address: 2200 Gilmore Crossing Lane, Nashville, TN 37218

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