Karen Johnson Davidson County
Batch# 238921 DEEDQC
06/05/2019 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190605-0053666

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:
Thaddeus A. Palus and Wanda P. Palus
2104 Christina Court
Hermitage, TN 37076-4462

SEND TAX BILLS TO:
Thaddeus A. Palus and Wanda P. Palus
2104 Christina Court
Hermitage, TN 37076-4462

NEW OWNER'S MAILING ADDRESS:
Thaddeus A. Palus and Wanda P. Palus
2104 Christina Court
Hermitage, TN 37076-4462

MAP-PARCEL NUMBER(S): 087 01 0B 039.00

QUITCLAIM DEED

65666937-4970302

THIS INDENTURE, made this [Date] May 28 2019, by and between Thaddeus A. Palus and Wanda P. Palus, husband and wife, hereinafter referred to as "Grantor", and Thaddeus A. Palus and Wanda P. Palus, husband and wife, as Joint Tenants with Rights of Survivorship, 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. 39 ON THE PLAN OF REVISED PLAT FOR MONTICELLO, A CLUSTER LOT DEVELOPMENT OF RECORD IN PLAT AT INSTRUMENT NO. 20060417-0043313, 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: 2104 Christina Court, Hermitage, TN 37076-4462

Being the same property conveyed to Grantor by deed dated September 12, 2014 which deed was recorded at Instrument/Case No. 20140915-0084298 in the Land Records for Davidson County on September 15, 2014.

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.

Thaddeus A. Palus, Grantor

Wanda P. Palus, Grantor

STATE OF TN

COUNTY OF DAVIDSON

On this [Date] 5/22/2019, before me personally appeared Thaddeus A. Palus and Wanda P. Palus, 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 Clark
(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.

Thaddeus A. Palus, Affiant

Wanda P. Palus, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] _____,

Thaddeus A. Palus and Wanda P. Palus.

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

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Donyetta Clark

(Printed Name of Notary Public)

My Commission Expires: 5/22/22

☐ Personally Known OR

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

OWNERS: Thaddeus A. Palus and Wanda P. Palus, husband and wife

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 2104 Christina Court
Hermitage, TN 37076-4462

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.

Thaddeus A. Palus, Owner — Date: 5/22/2019

Wanda P. Palus, Owner — Date: 5-22-19

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