Karen Johnson Davidson County
Batch# 308143 DEEDQC
10/30/2019 09:22:30 AM 8 pgs
Fees: $43.00 Taxes: $629.00
20191030-0111247

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:
Matthew R. Yriart
1796 Lakehurst Dr
Nashville, TN 37206

SEND TAX BILLS TO:
Matthew R. Yriart
1796 Lakehurst Dr
Nashville, TN 37206

NEW OWNER'S MAILING ADDRESS:
Matthew R. Yriart
1796 Lakehurst Dr
Nashville, TN 37206

MAP-PARCEL NUMBER(S): 08310045900
6251321-5201314(1)

QUITCLAIM DEED

THIS INDENTURE, made this [Date] October 18, 2019, pursuant to a Final Decree of Divorce, dated October 1, 2019, entered as Docket No. 19D998, styled "Julie Ann Yriart vs. Matthew Ryan Yriart", in the Third Circuit Court for Davidson County, Tennessee; by and between Matthew R.Yriart, an unmarried man, and Julie A. Yriart, an unmarried woman who took title as husband and wife, hereinafter referred to as "Grantor", and Matthew R. Yriart, an unmarried man, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Hundred Seventy Thousand Dollars ($170,000.00), 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. 2 ON THE FINAL PLAT SUBDIVISION OF PART OF LOTS 88 & 89, PLAN OF LOCKELAND OF RECORD IN INSTRUMENT NO. 201203010018225, 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: 1796 Lakehurst Dr, Nashville, TN 37206

Being the same property conveyed to Grantor by deed dated August 24, 2012 which deed was recorded at Instrument/Case No. 20120828-0077691 in the Land Records for Davidson County on August 28, 2012.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

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.

Matthew R. Yriart, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] October 18, 2019, before me personally appeared Matthew R. Yriart, 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
(OFFICIAL SEAL)
STATE OF 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]: Tennessee Driver's License

WITNESS: the signature of the Grantor the day and year first above written.

Julie A. Yriart

Julie A. Yriart, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] Oct 5, 2019, before me personally appeared Julie A. Yriart, 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)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Notary Public (Signature of Notary Public)

CHRISTINE BOLANIS GARNER
(Printed Name of Notary Public)

My Commission Expires: 4/18/22

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN DL

Fair Market Value:

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 $170,000.00, 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.

Matthew R. Yriart, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] October 18, 2019,

Matthew R. Yriart.

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

Notary Public (Signature of Notary Public)

Carol B Christian
(Printed Name of Notary Public)

My Commission Expires: 2/9/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Tennessee Driver's License

OWNERS: Matthew R. Yriart, an unmarried man, and Julie A. Yriart, an unmarried woman who took title as husband and wife

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 1796 Lakehurst Dr
Nashville, TN 37206

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.

Matthew R. Yriart, Owner — October 18, 2019 — Date

OWNERS: Matthew R. Yriart, an unmarried man, and Julie A. Yriart, an unmarried woman who took title as husband and wife

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 1796 Lakehurst Dr
Nashville, TN 37206

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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.

Julie A. Yriart — 10/5/19

Julie A. Yriart, Owner — Date

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE FINAL PLAT SUBDIVISION OF PART OF LOTS 88 & 89, PLAN OF LOCKELAND OF RECORD IN INSTRUMENT NO. 201203010018225, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

For Informational Purposes Only:

Being the same property conveyed to Matthew R. Yriart and Julie A. Yriart by deed dated August 24, 2012 which deed was recorded at Instrument/Case No. 20120828-0077691 in the Land Records for Davidson County, Tennessee on August 28, 2012. Thereafter, the property was conveyed by Matthew R. Yriart and Julie A. Yriart by deed Dated 10-4-19 and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 08310045900

Property Address: 1796 Lakehurst Dr, Nashville, TN 37206

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