Karen Johnson Davidson County
Batch# 329793 DEEDQC
12/13/2019 03:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191213-0128978

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to: 66512824-5280414
Amrock
662 Woodward Avenue
Detroit Michigan 48226

Send tax bill to: 343937737378
Jeffery Clonce, Trustee
7413 Riverland Dr.
Bellevue Tennessee 37221

New Owner:
Jeffery Clonce, Trustee
7413 Riverland Dr.
Bellevue Tennessee 37221

Real Estate Tax ID Number: **126160A63400CO**

This document was prepared under the supervision of Michael E. Bell, 1390 Piccard Drive, Suite 300, Rockville, MD 20850, without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS THAT **Jeffery Clonce, an unmarried man, Grantor,** for and in consideration of the sum of ten dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does hereby, remise, release and forever quitclaim unto **Jeffery Clonce, Trustee of the Whiskers revocable living Trust agreement dated July 13, 2007, Grantee,** his heirs and assigns, his entire right, title and interest in and to a certain parcel of land located in **Davidson** County, Tennessee to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors, and assigns corporations, trust and trustees.)

This is improved property commonly known as: **7413 Riverland Dr, Bellevue, Tennessee 37221**

This instrument and the interest held and hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Jeffery Clonce

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

The foregoing instrument was acknowledged before me this 10/18/17 (date) by **Jeffery Clonce** who is personally known to me or who has produced TN DL (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Printed Name: CHRISTINE BOLANIS GARNER

Commission Expiration Date: 4/18/22

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

66512824

AFFIDAVIT OF CONSIDERATION:

STATE OF TENNESSEE

COUNTY OF Davidson, to wit:

The actual consideration or value, whichever is greater, for this transfer is $0.00 (exempt) T.C.A.§ 67-4-409(a)(3)(F).

(SEAL)

Affiant / **Jeffery Clonce**

Subscribed and sworn to before me, this the 18th day of Nov, 2019.

Notary Public

Name: CHRISTINE BOLANIS GARNER

Commission Expiration Date: 4/18/22

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

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66512824

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LOT NO. 389 ON THE FINAL PLAT OF RIVERWALK, PHASE 4C, A CLUSTER LOT DEVELOPMENT, OF RECORD AS INSTRUMENT NO. 20060328-0035052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY CLONCE, TRUSTEE OF THE WHISKERS REVOCABLE LIVING TRUST AGREEMENT DATED JULY 13, 2007, BY DEED DATED APRIL 4, 2019 OF RECORD IN DEED INSTRUMENT/CASE NO. 201904160034792, IN THE COUNTY CLERK'S OFFICE. 201912130128976

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