Karen Johnson Davidson County
Batch# 336415 DEEDQC
12/30/2019 12:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191230-0134432

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

66550026-5308017

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

Send tax bill to:
Timothy Robert Brown
Karen Rushing Brown
5303A Kentucky Ave.
Nashville Tennessee 37209

Real Estate Tax ID Number: **091 07 0 382.00**

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

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is for the purpose of correcting the Grantors' names and is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 2nd day of Dec, 20 19 by and between **Timothy Brown and Karen Brown, husband and wife**, whose post office address(es) is/are **5303A Kentucky Ave, Nashville, Tennessee 37209,** as party or parties of the first part, "Grantor", and **Timothy Robert Brown and Karen Rushing Brown, Husband and Wife,** whose post office address(es) is/are **5303A Kentucky Ave, Nashville, Tennessee 37209**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 5303A Kentucky Ave, Nashville, Tennessee 37209

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

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.

Timothy Brown (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Timothy Brown**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

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

Notary Public
Name: Thomas D. Larson
Commission Expiration Date: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201912300134432

Karen Brown (SEAL)
Karen Brown

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Karen Brown**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

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

Please see Attached

Notary Public
Name: Thomas D. Larson
Commission Expiration Date: May 3, 2021

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson to wit:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 2nd **day of** Dec, **20** 19.

Notary Public
NAME: Thomas D. Larson

My Commission Expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

66550026

201912300134432

All Purpose Acknowledgement

State of: Tennessee

County of: Davidson

On this 2nd day of December, 2019, before me

Thomas D. Larson, a Notary Public, personally appeared

Karen Brown personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Printed Name: Thomas D. Larson

My commission expires: May 3, 2021

DESCRIPTION OF ATTACHED DOCUMENT

Loan Number: 1372967866

Document Type: Quit Claim Deed

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1206 OF BLOCK 183, ON THE PLAN OF NO. 1, PLAN OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY BROWN AND KAREN BROWN, HUSBAND AND WIFE, BY DEED DATED APRIL 10, 2017 OF RECORD IN DEED INSTRUMENT/CASE NO. 20170413-0036415, IN THE COUNTY CLERK'S OFFICE.

201912300134432

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