Karen Johnson Davidson County
Batch# 340066 DEEDQC
01/07/2020 03:27:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200107-0002302

Dear Davidson County Register of Deeds

RE: 1211A Keller Ave., Nashville, Tennessee 37216

FROM: Kenneth William Meyer, Jr., unmarried and Shannon Marie Doody, unmarried, as joint tenants with rights of survivorship

TO: Kenneth William Meyer, Jr., an unmarried man

Assessor's Parcel Number: 072 06 4E 001.00

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: $0.00

DOCUMENTARY STAMP TAX: $2.00

DEED RECORDING CHARGE: $25.00

EXPLANATION OF CONSIDERATION:

This No Consideration transfer wherein the Grantor/Grantee remains the same is exempt from transfer tax pursuant to TN Code Section 67-4-409 (A)(4).

66488422

66488422-53602584

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

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

Send tax bill to:
Kenneth William Meyer, Jr.
1211A Keller Ave.
Nashville Tennessee 37216

New Owner:
Kenneth William Meyer, Jr.
1211A Keller Ave.
Nashville Tennessee 37216

Real Estate Tax ID Number: **072 06 4E 001.00**

This document was prepared under the supervision of William Lane, Esq., 125 3rd Avenue North, Suite 202 Franklin, Tennessee 37064 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS THAT **Kenneth William Meyer, Jr., unmarried and Shannon Marie Doody, unmarried, as joint tenants with rights of survivorship, 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 **Kenneth William Meyer, Jr., an unmarried man, Grantee,** his heirs and assigns, their 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: **1211A Keller Ave., Nashville Tennessee 37216**

TO HAVE AND TO HOLD, WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, IN FEE SIMPLE FOREVER.

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.

Kenneth William Meyer, Jr.

Kenneth William Meyer, Jr.

STATE OF ~~TENNESSEE~~ CTH New York

COUNTY OF Bronx

The foregoing instrument was acknowledged before me this 27th (date) by **Kenneth William Meyer, Jr.,** who is personally known to me or who has produced Tennessee Driver's License (type of identification) as identification.

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

Clare T Hammerle

Notary Public
Printed Name: Clare T. Hammerle

Commission Expiration Date: 12/24/2022

CLARE T HAMMERLE
Notary Public - State of New York
NO. 01HA6385123
Qualified in New York County
My Commission Expires Dec 24, 2022

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AFFIDAVIT OF CONSIDERATION:
STATE OF ~~TENNESSEE~~ New York
COUNTY OF Bronx, to wit:

The actual consideration for this transfer is $0.00 (exempt) T.C.A.§ 67-4-409(a)(4).

Kenneth William Meyer Jr. (SEAL)
Affiant / **Kenneth William Meyer, Jr.**

Subscribed and sworn to before me, this the 27 day of December, 2019.

Clare T Hammerle
Notary Public
Name: Clare T. Hammerle
Commission Expiration Date: 12/24/2022

CLARE T HAMMERLE
Notary Public - State of New York
NO. 01HA6385123
Qualified in New York County
My Commission Expires Dec 24, 2022

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Shannon Marie Doody

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

The foregoing instrument was acknowledged before me this 11.16.19 (date) by **Shannon Marie Doody,** who is personally known to me or who has produced Drivers License (type of identification) as identification.

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

Notary Public
Printed Name: Katrice Phelps

Commission Expiration Date: 3.7.23

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

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EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN INCLUDED AS EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "1211 KELLER AVENUE RESIDENCES", OF RECORD IN INSTRUMENT NUMBER 20180626-0061539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH WILLIAM MEYER, JR., UNMARRIED AND SHANNON MARIE DOODY, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED DATED MAY 10, 2019 OF RECORD IN DEED INSTRUMENT/CASE NO. 20190514-0045094, IN THE COUNTY CLERK'S OFFICE.

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