Karen Johnson Davidson County
Batch# 341991 DEEDQC
01/13/2020 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200113-0003953

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

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

Send tax bill to:
Nathanael Franklin Lee
Chrisanthi Zotos
7887 Rainey Dr.
Antioch Tennessee 37013

Real Estate Tax ID Number: **182060A03000CO**

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.

66620013 - 5362923

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

This No Consideration transfer between spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 27th day of December, 2019 by and between **Nathanael Franklin Lee, who acquired title incorrectly as Nathaniel Franklin Lee and Chrisanthi Zotos, husband and wife, who acquired title without marital status**, whose post office address(es) is/are **7887 Rainey Dr, Antioch, Tennessee 37013,** as party or parties of the first part, "Grantor", and **Nathanael Franklin Lee and Chrisanthi Zotos, husband and wife, as joint tenants,** whose post office address(es) is/are **7887 Rainey Dr, Antioch, Tennessee 37013**, 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: 7887 Rainey Dr, Antioch, Tennessee 37013

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.

(SIGNATURE PAGE(S) TO FOLLOW)

(SEAL)
Nathanael Franklin Lee

(SEAL)
Chrisanthi Zotos

STATE OF Tennessee
COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Nathanael Franklin Lee and Chrisanthi Zotos**, 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
Name: Carol B Christian
Commission Expiration Date: 2/9/2020

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 20th **day of** November, **20**19.

Notary Public
NAME: Carol B Christian

My Commission Expires: 2/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

66620013

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF OLD HICKORY HILLS, SECTION ONE, OF RECORD IN INSTRUMENT 20011023-0115382, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NATHANIEL FRANKLIN LEE AND CHRISANTHI ZOTOS, BY DEED DATED OCTOBER 15, 2015 OF RECORD IN DEED INSTRUMENT/CASE NO. 20151019-0106276, 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