Karen Johnson Davidson County
Batch# 360674 DEEDQC
02/20/2020 09:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200220-0018871

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

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

NEW OWNER and
Send tax bill to:
Michelangelo McCallister
108 Nocturne Forest Ct
Nashville Tennessee 37207

Real Estate Tax ID Number: **070 03 0A 058.00**

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.

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

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

THIS QUITCLAIM DEED, made this 7th day of Feb, 2020 by and between **Michelangelo McCallister, surviving tenant by the entirety of Jewel A. McCallister, who departed this life on August 23, 2019**, whose post office address(es) is/are **108 Nocturne Forest Ct, Nashville, Tennessee 37207,** as party or parties of the first part, "Grantor", and **Michelangelo McCallister, an unmarried man,** whose post office address(es) is/are **108 Nocturne Forest Ct, Nashville, Tennessee 37207**, 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: 108 Nocturne Forest Ct, Nashville, Tennessee 37207

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)
Michelangelo McCallister

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michelangelo McCallister**, 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: 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

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 7th **day of** Feb, **20** 20.

Notary Public
NAME: CHRISTINE BOLANIS GARNER

My Commission Expires: 4/18/22

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

66899383

EXHIBIT A

Legal Description:

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

BEING LOT NO. 58 ON THE PLAN OF NOCTURNE FOREST, PHASE I, AS OF RECORD IN BOOK 7900, PAGES 20, 21 AND 22, 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 Michelangelo McCallister and wife, Jewel A. McCallister, by deed dated June 13, 1997 of record in Deed Book 10501, Page 820, in the County Clerk's Office.

Parcel Identification Number: 070 03 0A 058.00
Commonly Known As: 108 Nocturne Forest Ct, Nashville, Tennessee 37207

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