Karen Johnson Davidson County
Batch# 366328 DEEDQC
03/04/2020 08:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200304-0023567

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

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

Send tax bill to:
Brenda Jean Kibbel
306 Melpar Dr
Nashville Tennessee 37211

Real Estate Tax ID Number: **14809013300**

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)

66692867-54135537

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 24th day of December, 2019 by and between **Brenda Jean Kibbel, as Trustee of The Brenda Jean Kibbel Revocable Living Trust dated July 9, 2018,** whose post office address(es) is/are **306 Melpar Dr, Nashville, Tennessee 37211,** as party or parties of the first part, "Grantor", and **Brenda Jean Kibbel, an unmarried woman,** whose post office address(es) is/are **306 Melpar Dr, Nashville, Tennessee 37211**, 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: 306 Melpar Dr, Nashville, Tennessee 37211

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)

Brenda Jean Kibbel (SEAL)
Brenda Jean Kibbel, Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Brenda Jean Kibbel, Trustee**, 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.

Adrienne Mims
Notary Public
Name: Adrienne Mims
Commission Expiration Date: 1/6/2020

See Attached APA

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) .

Brenda J Kibbel **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 24th **day of** December, **20** 19.

Adrienne Mims
Notary Public
NAME: Adrienne Mims

My Commission Expires: 1/6/2020

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

66692867

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of Davidson

On 12-24-19 (DATE) before me, Adrienne Mims (NAME OF NOTARY PUBLIC)

personally appeared Brenda Jean Kibbel, Trustee (NAME(S) OF SIGNER(S)),

☐ 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), an 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 the instrument.

ADRIENNE MIMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Adrienne Mims
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quick Claim deed #1
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

12-24-19
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF SECTION THREE LOCUSTWOOD, OF RECORD IN BOOK 2663, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MELPAR DRIVE AT THE CORNER OF LOTS NOS. 83 AND 84; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHERLY 16.57 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAID DRIVE, NORTHERLY ALONG A SLIGHT CURVE 21.02 FEET TO ANOTHER CONCRETE MONUMENT; CONTINUING WITH SAID DRIVE AROUND A CURVE IN A NORTHEASTERLY DIRECTION 74.34 FEET TO A CORNER OF LOTS 82 AND 83; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHWESTERLY 226.5 FEET; THENCE SOUTHWESTERLY 176.5 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY 114.6 FEET TO THE CORNER OF LOTS 83 AND 84; THENCE SOUTHEASTERLY WITH THE LINE BETWEEN SAID LOTS 272.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRENDA JEAN KIBBEL, AS TRUSTEE OF THE BRENDA JEAN KIBBEL REVOCABLE LIVING TRUST DATED JULY 9, 2018, BY DEED DATED JANUARY 10, 2019 OF RECORD IN DEED INSTRUMENT/CASE NO. 20190118-0005477, 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