Karen Johnson Davidson County
Batch# 373087 DEEDQC
03/16/2020 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200316-0029081

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5525618· 66984284· 34417146G2

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

NEW OWNER and
Send tax bill to:
Michael J. Torino
1345 Bell Rd
Antioch Tennessee 37013

Real Estate Tax ID Number: **162 12 0B 057.00**

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 exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4). This property is not the homestead for Grantor Barbara I. Torino, and her homestead is stated herein.

THIS QUITCLAIM DEED, made this 9 day of March, 20 20 by and between **Michael J. Torino, a single man and Barbara I. Torino, a married woman**, whose post office address(es) is/are **1345 Bell Rd, Antioch, Tennessee 37013 and 3861 Somers Lane, Thompson's Station, Tennessee 37179,** as party or parties of the first part, "Grantor", and, **Michael J. Torino, a single man,** whose post office address(es) is/are **1345 Bell Rd, 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: 1345 Bell Rd, 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.

Barbara I Torino (SEAL)
Barbara I. Torino

STATE OF Tennessee

COUNTY Maury, to wit:

Personally appeared before me, a Notary Public of said county and State, **Barbara I. Torino**, 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: Andrew B Elmore
Commission Expiration Date:
25 May 2022

ANDREW B. ELMORE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

66984284

Michael J. Torino (SEAL)

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michael J. Torino**, 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: Rodriguez Turner
Commission Expiration Date: 5/10/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 7 day of March, 20 20.

Notary Public
NAME: Rodriguez Turner

My Commission Expires: 5/10/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NOS. 18A, OF TRACT II ON THE PLAN OF FINAL PLAT, VILLAS AT BELLE PARKE, PHASE II, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20020722-0087814, AND AS DEFINED IN THE AMENDMENT TO MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT #20040218-0018915 TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to MICHAEL J. TORINO, A SINGLE MAN AND BARBARA I. TORINO, A MARRIED WOMAN, by deed dated November 9, 2009 of record in Deed Instrument/Case No. 20091113-0104822, in the County Clerk's Office.

Parcel Identification Number: 162 12 0B 057.00
Commonly Known As: 1345 Bell Rd, Antioch, Tennessee 37013

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