Karen Johnson Davidson County
Batch# 390270 DEEDQC
04/22/2020 04:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200422-0042516

----------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:
Timothy P. Vacek
Margaret Turner Vacek
3606 Central Ave.
Nashville, Tennessee 37205

Real Estate Tax ID Number: **104-05-0-288-00**

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 QUITCLAIM DEED, made this 31st day of MARCH, 2020 by and between **Timothy P. Vacek, a married man, who acquired title as an unmarried man, joined by his spouse, Margaret Turner Vacek, joining for the purpose of waiving her homestead rights in the property**, whose post office address(es) is/are **3606 Central Ave., Nashville, Tennessee 37205**, as party or parties of the first part, "Grantor", and **Timothy P. Vacek and Margaret Turner Vacek, husband and wife,** whose post office address(es) is/are **3606 Central Ave., Nashville, Tennessee 37205**, 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: 3606 Central Ave, Nashville, Tennessee 37205

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)
Timothy P. Vacek

(SEAL)
Margaret Turner Vacek

STATE OF TN

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Timothy P. Vacek and Margaret Turner Vacek**, 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: Donyetta Lark
Commission Expiration Date: 5/22/22

DONYETTA LARK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/22/2022 RUTHERFORD COUNTY

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 31st day of March, 2020.

Notary Public
NAME: Donyetta Lark

My Commission Expires: 5/22/22

67091919

DONYETTA LARK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/22/2022 RUTHERFORD COUNTY

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 252 ON THE PLAN OF RICHLAND REALTY CO'S SECOND SUBDIVISION DIVISION B OF RECORD IN PLAT BOOK 332, PAGE 92, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY P. VACEK, UNMARRIED BY LAWRENCE YOO AND JESSICA DELANEY, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 11, 2015, RECORDED FEBRUARY 13, 2015, INSTRUMENT NUMBER 20150213-0013571, IN DAVIDSON COUNTY RECORDS.

Being the same property conveyed to Timothy P. Vacek, unmarried, by deed dated February 11, 2015 of record in Deed Instrument/Case No. 20150213-0013571, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 104-05-0-288-00
Commonly Known As: 3606 Central Ave, Nashville, Tennessee 37205

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