Karen Johnson Davidson County
Batch# 390288 DEEDQC
04/23/2020 08:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200423-0042545

----------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:
Suzanne H. Frame
Doug Frame
1814 Wildwood Ave
Nashville Tennessee 37212

Real Estate Tax ID Number: **117-04-0-138.00**

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 14 day of April, 2020 by and between **Suzanne H. Frame, a married woman, joined by her husband, Doug Frame, for the purpose of waiving his homestead rights in the property**, whose post office address(es) is/are **1814 Wildwood Ave., Nashville, Tennessee 37212,** as party or parties of the first part, "Grantor", and **Suzanne H. Frame and Doug Frame, wife and husband,** whose post office address(es) is/are **1814 Wildwood Ave., Nashville, Tennessee 37212**, 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: 1814 Wildwood Ave, Nashville, Tennessee 37212

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)

Suzanne H. Frame (SEAL)
Suzanne H. Frame

Doug Frame (SEAL)
Doug Frame

STATE OF TN

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Suzanne H. Frame and Doug Frame**, 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.

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

Notary Public
Name: Donyetta Lark
Commission Expiration Date: 5/22/22

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) .

Doug Frame (SEAL)
Affiant

Subscribed and sworn to before me on this the 14 day of April, 2020.

Notary Public
NAME: Donyetta Lark

My Commission Expires: 5/22/22

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

67066902

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 117-04-0-138.00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13, BLOCK A, ON THE PLAN OF BELMONT TERRACE ANNEX NO. 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 24, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 13, WHICH IS A CORNER LOT, FRONTS 90.1 FEET ON THE NORTHEASTERLY MARGIN OF WILDWOOD AVENUE AND FRONTS 124.3 FEET ON THE WESTERLY MARGIN OF HAWTHORNE PLACE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.2 FEET, AND EXTENDS BACK 110.0 FEET ON THE NORTHERLY LINE AND 120.0 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

Commonly known as: 1814 WILDWOOD AVE, NASHVILLE, TN 37212

Being the same property conveyed to Suzanne H. Frame, a married woman, by deed dated 11/1/2006 of record in Deed Instrument/Case No. 20061106-0137598, 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