Karen Johnson Davidson County
Batch# 399960 DEEDQC
05/14/2020 11:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200514-0050114

----------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:
Rusty Bethke
4823 Bevendean Dr.
Nashville Tennessee 37211

Real Estate Tax ID Number: **161090A03600CO**

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 transfer between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on 4/7/2020, in Davidson County, Court Case No. 20D282.

THIS QUITCLAIM DEED, made this 28th day of April, 2020 by and between **Rusty Bethke and Jaclyn Trocino FKA Jaclyn Bethke, as joint tenants**, whose post office address(es) is/are **4823 Bevendean Dr., Nashville, Tennessee 37211,** as party or parties of the first part, "Grantor", and **Rusty Bethke, an unmarried man,** whose post office address(es) is/are **4823 Bevendean 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: 4823 Bevendean 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.

Rusty Bethke (SEAL)
Rusty Bethke

STATE OF Tennessee

COUNTY Williamson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Rusty Bethke**, 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: Carol B Christian
Commission Expiration Date: 1/16/2009

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

67092911

(SEAL)
Jaclyn Trocino FKA Jaclyn Bethke

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jaclyn Trocino FKA Jaclyn Bethke**, 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: Carol B Christian
Commission Expiration Date: 11/16/2021

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 28th **day of** April, **20**20.

Notary Public
NAME: Carol B Christian

My Commission Expires: 11/16/2021

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

67092911

202005140050114

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 4823, ON THE PLAN OF BRIGHTON VILLAGE, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT E TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080117-0005582 AND AMENDED IN INSTRUMENT NO. 20080808-00881965, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR MORE COMPLETE DETAILED DESCRIPTION OF SAID UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

Being the same property conveyed to Rusty Bethke and Jaclyn Bethke, as joint tenants, by deed dated June 4, 2015 of record in Deed Instrument/Case No. 20150609-0054016, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 161090A03600CO
Commonly Known As: 4823 Bevendean Dr., Nashville, Tennessee 37211

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