Karen Johnson Davidson County
Batch# 494072 DEEDQC
10/13/2020 08:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201013-0118468

----------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:
Sallie Moreland
633 Poplar Pl.
Nashville Tennessee 37216

Real Estate Tax ID Number: **061050A07500CO**

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.

67224081 - 5837603

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 is not a transfer of ownership. This deed is being recorded to change the marital status of the Grantor and the Grantor's name due to marriage. The Grantor/Grantee remains the same.

THIS QUITCLAIM DEED, made this 19 day of June, 20 20 by and between **Sallie Moreland, FKA Sallie V. Bell, a married woman, joined by her husband, Melvin Moreland, for the purpose of waiving his homestead rights,** whose post office address(es) is/are **633 Poplar Pl., Nashville, Tennessee 37216,** as party or parties of the first part, "Grantor", and **Sallie Moreland, a married woman,** whose post office address(es) is/are **633 Poplar Pl., Nashville, Tennessee 37216,** 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: 633 Poplar Pl., Nashville, Tennessee 37216

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.

Sallie Moreland FKA Sallie V. Bell (SEAL)
Sallie Moreland, FKA Sallie V. Bell

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Sallie Moreland, FKA Sallie V. Bell,** 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: Thomas D. Larson
Commission Expiration Date: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

67224081

202010130118468

Melvin Moreland (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Melvin Moreland**, 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: Thomas D Larson
Commission Expiration Date: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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) .

Sallie Moreland (SEAL)
Affiant

Subscribed and sworn to before me on this the 19 **day of** June, **20** 20

Notary Public
NAME: Thomas D Larson
My Commission Expires: May 3, 2021

67224081

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description:

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

BEING UNIT NO 61, CONDOMINIUM SITE PLAN OF PHASE IV ON THE PLAN OF POPLAR GLEN OF RECORD IN PLAT BOOK 7900, PAGE 392, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FAR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Sallie V. Bell, by deed dated April 6, 2004 of record in Deed Instrument/Case No. 20040504-0050621, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 061050A07500CO
Commonly Known As: 633 Poplar Pl., Nashville, Tennessee 37216

202010130118468

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