Karen Johnson Davidson County
Batch# 529877 DEEDQC
12/10/2020 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201210-0145091

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

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

NEW OWNERS and
send tax bill to:
Michelle Clonce-Turner and Gordon Turner
7441 River Bend Cir.
Nashville Tennessee 37221

Real Estate Tax ID Number: **141120C05200CO**

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 Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 22nd day of October, 2020 by and between **Michelle Clonce-Turner FKA Kimberly Clonce, Trustee of the Roobyroo Revocable Trust Agreement dated February 28, 2007**, whose post office address(es) is/are **7441 River Bend Cir., Nashville, Tennessee 37221,** as party or parties of the first part, "Grantor", and **Michelle Clonce-Turner and Gordon Turner, wife and husband,** whose post office address(es) is/are **7441 River Bend Cir., Nashville, Tennessee 37221**, 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: 7441 River Bend Cir., Nashville, Tennessee 37221

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)

Michelle Clonce-Turner
FKA Kimberly Clonce, Trustee (SEAL)
Michelle Clonce-Turner FKA Kimberly Clonce, Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michelle Clonce-Turner FKA Kimberly Clonce, Trustee**, 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 contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Quentin Isabell
Notary Public
Name: Quentin Isabell
Commission Expiration Date: May 15, 2021

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
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 $0.00 .

Michelle Clonce-Turner **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 22nd **day of** October, **20** 20.

Quentin Isabell
Notary Public
NAME: Quentin Isabell

My Commission Expires: May 15, 2021

68120066

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
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. 52 ON THE PLAN OF RIVER BEND OF RECORD IN BOOK 6900, PAGE 504 AND 505 AND AMENDED IN BOOK 7465, PAGE 833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Kimberly Clonce, Trustee of the Roobyroo Revocable Trust Agreement dated February 28, 2007, by deed dated February 28, 2007 of record in Deed Instrument/Case No. 20070312-0030152, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 141120C05200CO
Commonly Known As: 7441 River Bend Cir., Nashville, Tennessee 37221