Karen Johnson Davidson County
Batch# 564950 DEEDQC
02/01/2021 11:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210201-0014066

----------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:**
**Jonathan M. Hargrove**
**116 Robert Yoest Dr**
**Antioch Tennessee 37013**

Real Estate Tax ID Number: **162 07 0 112.00**

**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.**

68272222-61331469

3458364973

**QUITCLAIM DEED**
**Under T.C.A. Section 66-5-103(B)(2)**

**This No Consideration 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 6/16/20, in Davidson County, Court Case No. 20D481.**

THIS QUITCLAIM DEED, made this 8 day of September 20 20 by and between **Jonathan M. Hargrove, an unmarried man, and Jennifer G. Hargrove, an unmarried woman, who acquired title as husband and wife**, whose post office address(es) is/are **116 Robert Yoest Dr., Antioch, Tennessee 37013 and 4419 Pipit Court, Fort Collins, CO 80526**, as party or parties of the first part, "Grantor", and **Jonathan M. Hargrove, an unmarried man,** whose post office address(es) is/are **116 Robert Yoest Dr., Antioch, Tennessee 37013**, 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: 116 Robert Yoest Dr, Antioch, Tennessee 37013**

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.

Jonathan M. Hargrove (SEAL)
Jonathan M. Hargrove

STATE OF Tennessee
COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jonathan M. Hargrove,** the within named grantor, 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.

Carol DiGiore
Notary Public
Name: Carol DiGiore
Commission Expiration Date: 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022



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Jennifer G. Hargrove (SEAL)
Jennifer G. Hargrove

STATE OF Colorado

COUNTY Larimer, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jennifer G. Hargrove**, the within named grantor, 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.

Claire M. Rideout
Notary Public
Name: Claire M. Rideout
Commission Expiration Date: 07/19/2024

CLAIRE M RIDEOUT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19944011741
MY COMMISSION EXPIRES JUL 19, 2024

**AFFIDAVIT OF CONSIDERATION**

**STATE OF TENNESSEE**
**COUNTY OF _____ 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 .

_____**(SEAL)**
**Affiant**

**Subscribed and sworn to before me on this the _____ day of _____, 20_____.**

_____
**Notary Public**
**NAME:** _____

**My Commission Expires:** _____



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_____ (SEAL)
Jennifer G. Hargrove

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jennifer G. Hargrove**, the within named grantor, 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.

_____
Notary Public
Name:
Commission Expiration Date:

**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 .

Jonathon M. Hargrove (SEAL)
**Affiant**

**Subscribed and sworn to before me on this the** 6 **day of** Sept **,20** 20.

Carol DiGiore
**Notary Public**
**NAME:** CAROL DIGIORE

**My Commission Expires:** 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022



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## EXHIBIT A

**Legal Description:**

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

**BEING LOT NO. 61 ON THE PLAN OF BESS ESTATES-SECTION 2, OF RECORD IN PLAT BOOK 4675, PAGE 5, AMENDED BY BOOK 4935, PAGE 289, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO LINCOLN CAPITAL GROUP, FROM RICKIE L. MINATRA, BY DEED ON FEBRUARY 10, 2017, OF RECORD IN INSTRUMENT NUMBER 20170215-0015669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**Being the same property conveyed to Jonathan M. Hargrove and Jennifer G. Hargrove, husband and wife, by deed dated April 21, 2017 of record in Deed Instrument/Case No. 20170424-0039873, in the Davidson County Register of Deeds.**

Parcel Identification Number: 162 07 0 112.00
Commonly Known As: 116 Robert Yoest Dr, Antioch, Tennessee 37013

# 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