Karen Johnson Davidson County
Batch# 589180 DOT
03/11/2021 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210311-0032096

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

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

NEW OWNERS and
send tax bill to:
Christopher Ayotte and Heather Ayotte
6300 Spera Pointe Xing
Hermitage Tennessee 37076

Real Estate Tax ID Number: **098 05 0B 011.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

69638434-6883897

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

This No Consideration transfer between spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(A)(i) due to the creation or dissolution of a tenancy by the entirety by the conveyance from one (1) spouse to the other.

THIS QUITCLAIM DEED, made this 19 day of February, 2021 by and between **Christopher Ayotte, a married man who acquired title as an unmarried man, joined by his spouse, Heather Ayotte**, whose post office address(es) is/are **6300 Spera Pointe Xing, Hermitage, Tennessee 37076,** as party or parties of the first part, "Grantor", and **Christopher Ayotte and Heather Ayotte, husband and wife, Tenants by the Entirety,** whose post office address(es) is/are **6300 Spera Pointe Xing, Hermitage, Tennessee 37076**, 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: 6300 Spera Pointe Xing, Hermitage, Tennessee 37076

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.

Christopher Ayotte (SEAL)
Christopher Ayotte

STATE OF Tennessee
COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Christopher Ayotte**, 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.

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



69638434

Heather Ayotte (SEAL)
Heather Ayotte

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Heather Ayotte**, 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.

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

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

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) **.**

Heather Ayotte (SEAL)
Affiant

Subscribed and sworn to before me on this the 18 **day of** Feb. **,** 2021

Carol DiGiore
Notary Public
NAME: Carol DiGiore

My Commission Expires: 5-2-22

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

69638434

EXHIBIT A

Legal Description:

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 11, FINAL PLAT OF BAYPOINTE SUBDIVISION, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 20000523-0051440 AND AS REVISED IN THE FIRST REVISION, FINAL PLAT OF BAYPOINTE SUBDIVISION, PHASE I, RECORDED IN INSTRUMENT NO. 20000621-0061773, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCES ARE HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Being the same property conveyed to Christopher Ayotte, unmarried, by deed dated June 8, 2018 of record in Deed Instrument/Case No. 20180611-0055831, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 098 05 0B 011.00
Commonly Known As: 6300 Spera Pointe Xing, Hermitage, Tennessee 37076

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