Karen Johnson Davidson County
Batch# 597982 DEEDQC
03/23/2021 12:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210323-0038224

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

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

NEW OWNER and
send tax bill to:
Jennifer K. Herlein
2112 Aileen Dr.
Antioch Tennessee 37013

Real Estate Tax ID Number: **14902001600**

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.

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 26 day of FEB, 20 21 by and between **Ian P. Herlein and Jennifer K. Herlein, husband and wife**, whose post office address(es) is/are **2112 Aileen Dr., Antioch, Tennessee 37013,** as party or parties of the first part, "Grantor", and **Jennifer K. Herlein, a married woman,** whose post office address(es) is/are **2112 Aileen 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: 2112 Aileen 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.

Ian P. Herlein (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Ian P. Herlein**, 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.

Clement Palmer
Notary Public
Name: Clement Palmer
Commission Expiration Date: 09.07.2021



69511369

Jennifer K. Herlein (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jennifer K. Herlein**, 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.

Clement Palmer
Notary Public
Name: Clement Palmer
Commission Expiration Date: 09-07-2021

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

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 ZERO DOLLARS ($0.00) .

_____ (SEAL)
Affiant

Subscribed and sworn to before me on this the 26 **day of** February, **20** 21.

Clement Palmer
Notary Public
NAME: Clement Palmer

My Commission Expires: 09-07-2021

69511369

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

EXHIBIT A

Legal Description:

Land situated in the Town of Antioch 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 LOT NO. 24 ON THE PLAN OF COTTAGE HILL, SECTION 1, OF RECORD IN PLAT BOOK 4860, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Ian P. Herlein and Jennifer K. Herlein, husband and wife, by deed dated May 28, 2010 of record in Deed Instrument/Case No. 20100602-0042445, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 14902001600
Commonly Known As: 2112 Aileen 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