Karen Johnson Davidson County
Batch# 599598 DEEDQC
03/24/2021 02:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210324-0039007

----------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:
Jeffery Clonce
7413 Riverland Dr
Nashville Tennessee 37221

Real Estate Tax ID Number: **126160A63400CO**

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 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 **1st** day of **October**, 20**20** by and between **Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007**, whose post office address(es) is/are **7413 Riverland Dr., Nashville, Tennessee 37221**, as party or parties of the first part, "Grantor", and **Jeffery Clonce, an unmarried man**, whose post office address(es) is/are **7413 Riverland Dr., Nashville, Tennessee 37221**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of ZERO DOLLAR ($0.00), 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: 7413 Riverland Dr, 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)

(SEAL)
Jeffery Clonce, Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jeffery Clonce, Trustee**, 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: Stephen P Register
Commission Expiration Date: 3-26-22

STEPHEN P. REGISTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-26-2022

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.

(SEAL)
Affiant

Subscribed and sworn to before me on this the 1st day of Oct, 2020.

Notary Public
NAME: Stephen P Register

My Commission Expires: 3-26-22

STEPHEN P. REGISTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-26-2022

68627534

EXHIBIT A

Legal Description:

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

LOT NO. 389 ON THE FINAL PLAT OF RIVERWALK, PHASE 4C, A CLUSTER LOT DEVELOPMENT, OF RECORD AS INSTRUMENT NO. 20060328-0035052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007, by deed dated November 18, 2019 of record in Deed Instrument/Case No. 20191213-0128978, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 126160A63400CO
Commonly Known As: 7413 Riverland Dr, Nashville, Tennessee 37221

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