Karen Johnson Davidson County
Batch# 628125 DEEDQC
05/03/2021 04:01:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210503-0059336

----------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:
Lakiesha Armstrong
1832 Kaylee Meadow Ln
Hermitage, Tennessee 37076

Real Estate Tax ID Number: **098-13-0C-129-00**

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.

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 February 10, 2021, in Davidson County, Court Case No. 19D-1216.

THIS QUITCLAIM DEED, made this 25 day of March, 20 21 by and between **Kevin Armstrong, an Unmarried Man and Lakiesha Armstrong, an Unmarried Woman, Formerly Husband and Wife,** whose post office address is **1832 Kaylee Meadow Ln Hermitage Tennessee 37076,** as party or parties of the first part, "Grantor", and **Lakiesha Armstrong, an Unmarried Woman,** whose post office address is **1832 Kaylee Meadow Ln 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:

69831562

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1832 Kaylee Meadow Ln, 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 Grantors have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Kevin Armstrong (SEAL)
Kevin Armstrong

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Kevin Armstrong**, 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.

Kimberly L. Chambers
Notary Public Kimberly Chambers
Name:
Commission Expiration Date: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires
January 25, 2023

69831562

Lakiesha Armstrong (SEAL)
Lakiesha Armstrong

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Lakiesha Armstrong**, 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.

Kimberly L. Chambers
Notary Public: Kimberly L. Chambers
Name: Kimberly L. Chambers
Commission Expiration Date: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

69831562

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) .

Keshia Armstrong (SEAL)
Affiant

Subscribed and sworn to before me on this the 25 **day of** March **,20** 21 .

Kimberly L. Chambers
Notary Public
NAME: Kimberly L. Chambers

My Commission Expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

69831562

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108, PHASE FOUR, SECTION THREE, THE MEADOWS OF SEVEN POINTS AS SHOWN ON PLAN OF RECORD IN INSTRUMENT NO. 20040921-0113530, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PLAN HEREBY REFERENCED FOR A MORE COMPLETE LEGAL DESCRIPTION.

Commonly known as: 1832 Kaylee Meadow Ln, Hermitage, TN 37076-3734

Being the same property conveyed to Kevin Armstrong and wife, Lakiesha Armstrong, by deed dated April 17, 2008 of record in Deed Instrument/Case No. 20080422-0041181, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 098-13-0C-129-00
Commonly Known As: 1832 Kaylee Meadow Ln, Hermitage, Tennessee 37076

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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