Karen Johnson Davidson County
Batch# 637696 DEEDQC
05/17/2021 12:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210517-0066145

----------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:
Sean W. Nicholson
4309 Brackenwood Dr.
Old Hickory Tennessee 37138

Real Estate Tax ID Number: **06409023100**

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

#6419685 **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 August 31, 2016 in Davidson County, Court Case No. 15D6 Blank D3.

THIS QUITCLAIM DEED, made this 22nd day of September, 2020 by and between **Sean W. Nicholson, an unmarried man, and Sonya E. Nicholson, an unmarried woman, who acquired title as husband and wife**, whose post office address(es) is/are **4309 Brackenwood Dr., Old Hickory, Tennessee 37138 and 600 Kensington Dr. Apt 604, Jacksonville, North Carolina 28546,** as party or parties of the first part, "Grantor", and **Sean W. Nicholson, an unmarried woman,** whose post office address(es) is/are **4309 Brackenwood Dr., Old Hickory, Tennessee 37138**, 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: 4309 Brackenwood Dr., Old Hickory, Tennessee 37138

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.

_____ (SEAL)
Sean W. Nicholson

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Sean W. Nicholson**, 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.

_____
Notary Public
Name: Thomas D. Larson
Commission Expiration Date: May 5, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

68447604

Sonya E. Nicholson (SEAL)

STATE OF North Carolina

COUNTY Onslow, to wit:

Personally appeared before me, a Notary Public of said county and State, **Sonya E. Nicholson**, 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.

Notary Public
Name: TEODORA SRZENTIC
Commission Expiration Date: March 16, 2022

TEODORA SRZENTIC
Notary Public, North Carolina
Onslow County
My Commission Expires
March 16, 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 Shanecia Whitley

Subscribed and sworn to before me on this the 14th **day of** May, 20 21.

Notary Public
NAME: TAKISHA D HARRISON

My Commission Expires: 02/21/2026

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF WAYNE
MY COMMISSION EXPIRES FEB. 21, 2026

68447604

EXHIBIT A

Legal Description:

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

BEING LOT NO. 71 ON THE PLAN OF SOUTHFORK SUBDIVISION, SECTION ONE, AS OF RECORD IN PLAT BOOK 6250 PAGE 384 & 385, AMENDED IN BOOK 6690, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Sean W. Nicholson and wife, Sonya E. Nicholson, by deed dated May 25, 2000 of record in Deed Instrument/Case No. 200005300053300, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 06409023100
Commonly Known As: 4309 Brackenwood Dr., Old Hickory, Tennessee 37138

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