68016000

Dear Davidson County Register of Deeds

RE: 1818 Rosebank Ave., Nashville, Tennessee 37216

FROM: The Micheale R. McKay Living Trust, UAD Sept 28th, 2012

TO: Micheale R. McKay, a single woman

Assessor's Parcel Number: 07309017400

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING CHARGE: 4 pages @ $5.00 / page = $20.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 1.00

TOTAL RECORDING FEES: $22.00

69447943

202106240085438

Karen Johnson Davidson County
Batch# 663608 DEEDQC
06/24/2021 09:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210624-0085438

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

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

NEW OWNERS and
send tax bill to:
Micheale R. McKay
1818 Rosebank Ave.
Nashville Tennessee 37216

Real Estate Tax ID Number: **07309017400**

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 3 day of Feb, 20 21 by and between **The Micheale R. McKay Living Trust, UAD Sept 28th, 2012**, whose post office address(es) is/are **1818 Rosebank Ave., Nashville, Tennessee 37216,** as party or parties of the first part, "Grantor", and **Micheale R. McKay, a single woman,** whose post office address(es) is/are **1818 Rosebank Ave., Nashville, Tennessee 37216**, 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: 1818 Rosebank Ave., Nashville, Tennessee 37216

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)
Micheale R. McKay, Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Micheale R. McKay, Trustee**, 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 $0.00 .

_____**(SEAL)**
Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20____.

_____
Notary Public
NAME: _____

My Commission Expires: _____

69447943

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF HENDERSON GARDENS, SECTION ONE, OF RECORD IN PLAT BOOK 2900, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Micheale R. McKay, an unmarried man, by deed dated _____ of record in Deed Instrument/Case No. 202106240085436, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 07309017400
Commonly Known As: 1818 Rosebank Ave., Nashville, Tennessee 37216

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