Karen Johnson Davidson County
Batch# 665109 DEEDQC
06/25/2021 12:18:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210625-0086549

Dear Davidson County Register of Deeds

70309201-7262046

RE: **105 Westchester Ct., Madison, Tennessee 37115**

FROM: **Larry Curtis McClanahan, a single man, Releasing His Life Estate**

TO: **Larry Curtis McClanahan, a single man, Larry Curtis McClanahan II, a married man, and Clinton Damon McClanahan, a single man, as Joint Tenants With Rights of Survivorship**

Assessor's Parcel Number: **04209004700**

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**

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

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

NEW OWNERS and
send tax bill to:
Larry Curtis McClanahan, Larry Curtis McClanahan II and Clinton Damon McClanahan
105 Westchester Ct
Madison Tennessee 37115

Real Estate Tax ID Number: **04209004700**

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 is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 21 day of 06, 2021 by and between **Larry Curtis McClanahan, a single man, Releasing His Life Estate**, whose post office address(es) is/are **105 Westchester Ct., Madison, Tennessee 37115,** as party or parties of the first part, "Grantor", and **Larry Curtis McClanahan, a single man, Larry Curtis McClanahan II, a married man, and Clinton Damon McClanahan, a single man, as Joint Tenants With Rights of Survivorship,** whose post office address(es) is/are **105 Westchester Ct., Madison, Tennessee 37115**, 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:

202106250086549

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 105 Westchester Ct., Madison, Tennessee 37115

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)

Larry Curtis McClanahan (SEAL) Sr.

Larry Curtis McClanahan

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Larry Curtis McClanahan**, 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: 09.07.21

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

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) .

Larry Curtis McClanahan (SEAL) Sr
Affiant

Subscribed and sworn to before me on this the 21 day of 05, 20 21.

Clement Palmer
Notary Public
NAME: Clement Palmer

My Commission Expires: 09.07.21

70309201

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

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF KEMPER HEIGHTS, SECTION II, WHICH IS OF RECORD IN BOOK 2331, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WESTCHESTER COURT, COMMON CORNER OF LOT NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS IN A NORTHEASTERLY DIRECTION 213.9 FEET TO A POINT, THEIR COMMON REAR CORNER; THENCE IN AN EASTERLY DIRECTION, 86.6 FEET TO A 12 FOOT PRIVATE ROAD, THENCE WITH THE SAID ROAD, IN A SOUTHERLY DIRECTION, 284.0 FEET TO A COMMON REAR CORNER OF LOT NO. 18 AND 19; THENCE IN A WESTERLY DIRECTION ALONG THE LINE BETWEEN SAID TWO LOTS, 230.2 FEET TO A POINT IN THE EASTERLY MARGIN OF WESTCHESTER COURT, THENCE WITH A SLIGHT CURVE ALONG SAID COURT IN A NORTHWESTERLY DIRECTION 60.43 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Larry Curtis McClanahan, II and Clinton Damon McClanahan, by deed dated April 9, 2020 of record in Deed Instrument/Case No. 202004220042042, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 04209004700
Commonly Known As: 105 Westchester Ct., Madison, Tennessee 37115

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