Karen Johnson Davidson County
Batch# 672657 DEEDQC
07/08/2021 08:43:30 AM 14 pgs
Fees: $72.00 Taxes: $0.00
20210708-0091784

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

68/6592

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

NEW OWNERS and
send tax bill to:
Matthew Albertolle and Elizabeth C. Albertolle
3566 Voyager Cir.
San Diego California 92130

Real Estate Tax ID Number: **11905028900**

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 05th day of February, 2021 by and between **Matthew Albertolle, a married man who acquired title as unmarried, as to an undivided 50% interest (the "Individual Interest"), and Michael E. Albertolle and Theresa B. Albertolle, as tenants by the entirety, as to an undivided 50% interest (the "Entirety Interest"), the said individual interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship**, whose post office address(es) is/are **3566 Voyager Cir., San Diego, California 92130 and 4150 20th St., San Francisco, California 94114,** as party or parties of the first part, "Grantor", and **Matthew Albertolle and Elizabeth C. Albertolle, husband and wife, Tenants by the Entirety,** whose post office

address(es) is/are **3566 Voyager Cir., San Diego, California 92130**, 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: 207 Lutie St., Nashville, Tennessee 37210

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)
Matthew Albertolle

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Matthew Albertolle**, 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.

see attached. Y.S.
Notary Public
Name:
Commission Expiration Date:

69503669

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On February 05, 2021 before me, Yan Shlyakhovsky, Notary Public
(here insert name and title of the officer),

personally appeared

Matthew Albertolle ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YAN SHLYAKHOVSKY
COMM. #2204542
Notary Public - California
San Diego County
My Comm. Expires Aug. 8, 2021

Signature _____ (Seal)
Yan Shlyakhovsky, Notary Public

Order # 69503669



_____ (SEAL)
Michael E. Albertolle

STATE OF _____

COUNTY _____, to wit:

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

see attached. J.S.
_____
Notary Public
Name:
Commission Expiration Date:

69503669

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On February 05, 2021 before me, Yan Shlyakhovsky, Notary Public
(here insert name and title of the officer),

personally appeared

Michael E. Albertolle ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YAN SHLYAKHOVSKY
COMM. #2204542
Notary Public - California
San Diego County
My Comm. Expires Aug. 8, 2021

Signature _____ (Seal)
Yan Shlyakhovsky, Notary Public

Order # 69503669

Theresa B. Albertolle (SEAL)
Theresa B. Albertolle

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Theresa B. Albertolle**, 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.

see attached. Y.S.
Notary Public
Name:
Commission Expiration Date:

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) .

Theresa B. Albertolle **(SEAL)**
Affiant

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

see attached Y.S.
Notary Public
NAME: _____

My Commission Expires: _____

69503669

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On February 05, 2021 before me, Yan Shlyakhovsky, Notary Public
(here insert name and title of the officer),

personally appeared

Theresa B. Albertolle ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YAN SHLYAKHOVSKY
COMM. #2204542
Notary Public - California
San Diego County
My Comm. Expires Aug. 8, 2021

Signature _____ (Seal)
Yan Shlyakhovsky, Notary Public

Order # 69503669

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

Subscribed and sworn to (or affirmed) before me on this 05th day of February, 2021 by

Theresa B. Albertolle ,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

YAN SHLYAKHOVSKY
COMM. #2204542
Notary Public - California
San Diego County
My Comm. Expires Aug. 8, 2021

Signature _____ (Seal)

Yan Shlyakhovsky, Notary Public

Order # 69503669

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

Subscribed and sworn to (or affirmed) before me on this 05th day of February, 2021 by

Matthew Albertolle ,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature _____ (Seal)

Yan Shlyakhovsky, Notary Public

Order # 69503669

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

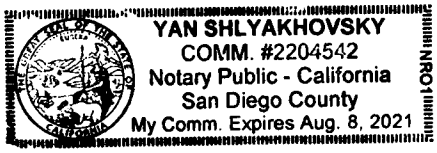
State of California }

County of San Diego }

Subscribed and sworn to (or affirmed) before me on this 05th day of February, 2021 by

Matthew Albertolle ,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature_____(Seal)

Yan Shlyakhovsky, Notary Public

Order # 69503669
Loan # 3467593805

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

Subscribed and sworn to (or affirmed) before me on this 05th day of February, 2021 by

Elizabeth C. Albertolle,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

YAN SHLYAKHOVSKY
COMM. #2204542
Notary Public - California
San Diego County
My Comm. Expires Aug. 8, 2021

Signature _____ (Seal)

Yan Shlyakhovsky, Notary Public

Order # 69503669
Loan # 3467593805

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70, BLOCK 24, ON THE MAP OF RE- SUBDIVISION OF LOTS 4, 5, 6, 7, 8, & 9 IN BLOCK 27, LOTS 2, 3, 5, & 6 IN BLOCK 26 AND BLOCKS 23 AND 24, CUMBERLAND NURSERIES, AS OF RECORD IN BOOK 161, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Matthew Albertolle, unmarried, as to an undivided 50% interest (the "Individual Interest"), and Michael E. Albertolle and Theresa B. Albertolle, as tenants by the entirety, as to an undivided 50% interest (the "Entirety Interest"), the said individual interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship, by deed dated November 24, 2014 of record in Deed Instrument/Case No. 20141126-0108987, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 11905028900
Commonly Known As: 207 Lutie St., Nashville, Tennessee 37210

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