Karen Johnson Davidson County
Batch# 675800 DEEDQC
07/13/2021 11:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210713-0093988

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

68594366
631657 3

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

NEW OWNERS(S) and
send tax bill to:
Brenda Jean Kibbel
306 Melpar Dr
Nashville Tennessee 37211

Real Estate Tax ID Number: **14809013300**

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 21st day of October, 2020 by and between **Brenda Jean Kibbel, as Trustee of The Brenda Jean Kibbel Revocable Living Trust dated July 9, 2018**, whose post office address(es) is/are **306 Melpar Dr, Nashville, Tennessee 37211,** as party or parties of the first part, "Grantor", and **Brenda Jean Kibbel, an unmarried woman,** whose post office address(es) is/are **306 Melpar Dr, Nashville, Tennessee 37211**, 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: 306 Melpar Dr, Nashville, Tennessee 37211

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)

68594366

Brenda Jean Kibbel (SEAL)
Brenda Jean Kibbel, Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Brenda Jean Kibbel, 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.

Notary Public
Name: Carol B. Christian
Commission Expiration Date: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

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 .

Brenda Jean Kibbel (SEAL)
Affiant

Subscribed and sworn to before me on this the 21st day of October, 2020.

Notary Public
NAME: Carol B Christian

My Commission Expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

68594366

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 14809013300

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF SECTION THREE LOCUSTWOOD, OF RECORD IN BOOK 2663, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MELPAR DRIVE AT THE CORNER OF LOTS NOS. 83 AND 84; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHERLY 16.57 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAID DRIVE, NORTHERLY ALONG A SLIGHT CURVE 21.02 FEET TO ANOTHER CONCRETE MONUMENT; CONTINUING WITH SAID DRIVE AROUND A CURVE IN A NORTHEASTERLY DIRECTION 74.34 FEET TO A CORNER OF LOTS 82 AND 83; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHWESTERLY 226.5 FEET; THENCE SOUTHWESTERLY 176.5 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY 114.6 FEET TO THE CORNER OF LOTS 83 AND 84; THENCE SOUTHEASTERLY WITH THE LINE BETWEEN SAID LOTS 272.8 FEET TO THE POINT OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 306 Melpar Dr, Nashville, TN 37211-5406

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Brenda Jean Kibbel, as Trustee of The Brenda Jean Kibbel Revocable Living Trust dated July 9, 2018, by deed dated December 24, 2019 of record in Deed Instrument/Case No. 20200304-002356**8**, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Susan Palmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/21/2020 (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

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