Karen Johnson Davidson County
Batch# 676232 DEEDQC
07/14/2021 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210714-0094554

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

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

NEW OWNER and
send tax bill to:
Laurie Kalmanson
113 Lafayette Ct.
Nashville Tennessee 37205

Real Estate Tax ID Number: **130 02 0 009.00**

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

70322632-7370174 **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 12/12/2019, in Davidson County, Court Case No. 19D-1086.

THIS QUITCLAIM DEED, made this 23rd day of June, 2021 by and between **Laurie Kalmanson, an unmarried woman, and Robert Westerfield, an unmarried man, who acquired title as a married couple**, whose post office address(es) is/are **113 Lafayette Ct., Nashville, Tennessee 37205 and 404 OAK FORGE DR, Antioch, Tennessee 37013,** as party or parties of the first part, "Grantor", and **Laurie Kalmanson, an unmarried woman,** whose post office address(es) is/are **113 Lafayette Ct., Nashville, Tennessee 37205**, 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: 113 Lafayette Ct., Nashville, Tennessee 37205

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.

Laurie Kalmanson (SEAL)
Laurie Kalmanson

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Laurie Kalmanson**, 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: Michael C. Davis, Jr
Commission Expiration Date: July 5, 2021

MICHAEL C. DAVIS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 5, 2021

70322632

(SEAL)
Robert Westerfield

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Robert Westerfield**, 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.

Leslie Isabell
Notary Public
Name: Leslie Isabell
Commission Expiration Date: 5/7/2024

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

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) .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 9th **day of** June, **20** 21.

Leslie Isabell
Notary Public
NAME: Leslie Isabell

My Commission Expires: 5/7/2024

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

70322632

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 15 & 16, BLOCK 4 ON THE MAP OF THE COURTS OF BELLE MEADE, OF RECORD IN BOOK 547, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Laurie Kalmanson and husband, Robert Westerfield, by deed dated June 30, 2005 of record in Deed Instrument/Case No. 20050701-0076361, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 130 02 0 009.00
Commonly Known As: 113 Lafayette Ct., Nashville, Tennessee 37205

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