Karen Johnson Davidson County
Batch# 677051 DEEDQC
07/15/2021 09:04:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210715-0095081

Dear Davidson County Register of Deeds

RE: **718 Vantrease Rd., Madison, Tennessee 37115**

FROM: **Jeffrey Reilly, married, joined by his spouse, Jennifer J. Gentry**

TO: **Jeffrey Reilly and Jennifer J. Gentry, husband and wife, Joint Tenants with the Right of Survivorship**

Assessor's Parcel Number: **051 03 0 035.00**

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**

70418638

----------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:
Jeffrey Reilly and Jennifer J. Gentry
718 Vantrease Rd.
Madison Tennessee 37115

Real Estate Tax ID Number: **051 03 0 035.00**

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
Under T.C.A. Section 66-5-103(B)(2)

70418638-739405C
This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 30th day of June, 2021 by and between **Jeffrey Reilly, married, joined by his spouse, Jennifer J. Gentry**, whose post office address(es) is/are **718 Vantrease Rd., Madison, Tennessee 37115**, as party or parties of the first part, "Grantor", and **Jeffrey Reilly and Jennifer J. Gentry, husband and wife, Joint Tenants with the Right of Survivorship,** whose post office address(es) is/are **718 Vantrease Rd., 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:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 718 Vantrease Rd., 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.

Jeffrey Reilly (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jeffrey Reilly**, 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.

Erica Davis
Notary Public
Name: Erica Davis
Commission Expiration Date: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Jennifer J. Gentry (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jennifer J. Gentry**, 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.

Erica Davis
Notary Public
Name: Erica Davis
Commission Expiration Date: 03/06/2024

ERICA DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

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 ZERO DOLLARS ($0.00) .

Erica Davis **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 30th **day of** June, **20**21.

Erica Davis
Notary Public
NAME: Erica Davis

My Commission Expires: 03/06/2024

70418638

ERICA DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

EXHIBIT A

Legal Description:

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

BEING LOT NO. 2, ON THE PLAN OF BLAIR HEIGHTS, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 18, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Jeffrey Reilly, married, by deed dated September 28, 2006 of record in Deed Instrument/Case No. 20061017-0128729, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 051 03 0 035.00
Commonly Known As: 718 Vantrease Rd., 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