Karen Johnson Davidson County
Batch# 682627 DEEDQC
07/23/2021 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210723-0099118

#69649069-6961908

----------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:
Mary Margaret Huizinga and Phillip Huizinga
231 Craighead Ave.
Nashville Tennessee 37205

Real Estate Tax ID Number: **104-13-0-090**

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 between spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(A)(i) due to the creation or dissolution of a tenancy by the entirety by the conveyance from one (1) spouse to the other.

THIS QUITCLAIM DEED, made this 5TH day of MARCH, 2021 by and between **Mary Margaret Huizinga, married, joined by her spouse, Phillip Huizinga**, whose post office address(es) is/are **231 Craighead Ave., Nashville, Tennessee 37205,** as party or parties of the first part, "Grantor", and **Mary Margaret Huizinga and Phillip Huizinga, wife and husband,** whose post office address(es) is/are **231 Craighead Ave., 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.

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PROPERTY ADDRESS: 231 Craighead Ave., 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.

MMH (SEAL)
Mary Margaret Huizinga

STATE OF TENNESSEE

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Mary Margaret Huizinga**, 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: CLARISSA BLAKE
Commission Expiration Date:
JAN. 3, 2023



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_____ (SEAL)
Phillip Huizinga

STATE OF TENNESSEE

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Phillip Huizinga**, 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: CLARISSA BLAKE
Commission Expiration Date:
JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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 5TH **day of** MARCH **,20**21 **.**

_____
Notary Public
NAME: CLARISSA BLAKE

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF MYRTLEWOOD OF RECORD IN PLAT BOOK 547, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO (A) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 547, PAGE 106, SAID REGISTER'S OFFICE; AND (B) RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20120113-0003897, SAID REGISTER'S OFFICE.

Being the same property conveyed to Mary Margaret Huizinga, married, by deed dated July 21, 2014 of record in Deed Instrument/Case No. 20140820-0075922, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 104-13-0-090
Commonly Known As: 231 Craighead Ave., Nashville, Tennessee 37205

69649069

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 03/05/2021 (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