Karen Johnson Davidson County
Batch# 690759 DEEDQC
08/05/2021 09:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210805-0105174

----------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:
Wyceithia Fitzpatrick-Williams
312 Hunters Path Ct, Hermitage, Tennessee 37076

Real Estate Tax ID Number: **086030A04100CO**

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.

70176672-7178965

QUITCLAIM DEED
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 10/27/2020, in Davidson County, Court Case No. 20D254.

THIS QUITCLAIM DEED, made this 27th day of April, 2021 by and between **Wyceithia Fitzpatrick-Williams and Johnny Williams, Formerly Wife and Husband**, whose post office addresses are **312 Hunters Path Ct Hermitage Tennessee 37076 and 1112 Campbell Rd Goodlettsvlle Tennessee 37072,** as party or parties of the first part, "Grantor", and **Wyceithia Fitzpatrick-Williams,** whose post office address is **312 Hunters Path Ct Hermitage Tennessee 37076**, 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: 312 Hunters Path Ct, Hermitage, Tennessee 37076

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 Grantors have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Wyceithia Fitzpatrick-Williams (SEAL)
Wyceithia Fitzpatrick-Williams

STATE OF Tennessee

COUNTY Rutherford, to wit:

Personally appeared before me, a Notary Public of said county and State, **Wyceithia Fitzpatrick-Williams**, 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.

Ja'MiyA Gilliam
Notary Public
Name: Ja'MiyA Gilliam
Commission Expiration Date: 8·19·2024

JA'MIYA GILLIAM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 19, 2024
COUNTY OF RUTHERFORD

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Johnny Williams (SEAL)
Johnny Williams

STATE OF Tennessee

COUNTY Rutherford, to wit:

Personally appeared before me, a Notary Public of said county and State, **Johnny Williams**, 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.

Ja'Miya Gilliam
Notary Public
Name: Ja'Miya Gilliam
Commission Expiration Date: 8.19.2024

JA'MIYA GILLIAM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 19, 2024
COUNTY OF RUTHERFORD

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Rutherford 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).

Ja'Miya Gilliam **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 27th **day of** April **,20** 21.

Ja'Miya Gilliam
Notary Public
NAME: Ja'Miya Gilliam
My Commission Expires: 8.19.2024

JA'MIYA GILLIAM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 19, 2024
COUNTY OF RUTHERFORD

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EXHIBIT A

Legal Description:

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

BEING LOT NO. 41 ON THE PLAN OF SUMMIT RUN, PHASE TWO, OF RECORD IN BOOK 9700, PAGE 660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO:

RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 10326, PAGE 683, AND BOOK 10378, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENTS OF RECORD IN BOOK 7325, PAGE 994, AND IN BOOK 10693, PAGE 703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALL MATTERS AS SHOWN ON PLATS OF RECORD IN BOOK 5200, PAGE 776; AND BOOK 8250, PAGE 524, AS CORRECTED IN BOOK 10021, PAGE 425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 312 Hunters Path Court, Hermitage, TN 37076-4345

Being the same property conveyed to Wyceithia Fitzpatrick-Williams and Johnny Williams, wife and husband, by deed dated March 22, 1999 of record in Deed Book 11399, Page 804 Instrument/Case No. 0565575, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 086030A04100CO
Commonly Known As: 312 Hunters Path Ct, Hermitage, Tennessee 37076

202108050105174

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 _____ (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