Karen Johnson Davidson County
Batch# 707335 DEEDQC
08/31/2021 09:54:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210831-0117066

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

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

NEW OWNER(S) and
send tax bill to:
Kristopher Stengel
104 Peak Hill Cir., Nashville, TN 37211-6885

Real Estate Tax ID Number: **172120A09500CO**

70965142-7560383

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 July 21, 2021, in Davidson County, Court Case No. 21D-218.

THIS QUITCLAIM DEED, made this 20th day of August, 2021, by and between **Kristopher Stengel, unmarried, and Kristy Stengel, unmarried, who acquired title as husband and wife**, whose post office address is **104 Peak Hill Cir., Nashville, TN 37211,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Kristopher Stengel, unmarried**, whose post office address is, **104 Peak Hill Cir., Nashville, TN 37211,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

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:

DR1 70965142QC101010207

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 104 Peak Hill Cir., Nashville, TN 37211-6885

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.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 70965142QC101010307

_____(SEAL)
Kristopher Stengel

STATE OF Tennessee

COUNTY Rutherford, to wit:

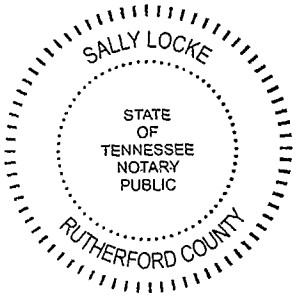
Personally appeared before me, a Notary Public of said county and State, **Kristopher Stengel**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sally Locke
Notary Public

Name: Sally Locke

Commission Expiration Date: 11·20·2023



DR1 70965142QC101010407

(SEAL)
Kristy Stengel

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Kristy Stengel**, 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: Anne Collins

Commission Expiration Date: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 70965142QC101010507

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Rutherford **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____(SEAL)
Affiant

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

_____
Notary Public

NAME: Sally Locke

SALLY LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11-20-2023

DR1 70965142QC101010607

EXHIBIT A

Legal Description:

Tax Id Number(s): 172120A09500CO

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 138 ON THE PLAN OF SECTION FIVE, BRADFORD HILLS, OF RECORD IN BOOK 7900, PAGES 287 AND 288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Identification Number: 172120A09500CO
Commonly Known As: **104 Peak Hill Cir., Nashville, TN 37211-6885**

Being the same property conveyed to Kris Stengel and Kristy Stengel, husband and wife, by deed dated December 23, 2011 of record in Deed Instrument/Case No. 201201050000954, in the County Clerk's Office

DR1 70965142QC101010707

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 8/20/2021 (date of document).

Affiant Signature

Aug 23, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of August, 2021

Takisha D Harrison
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