Karen Johnson Davidson County
Batch# 731068 DEEDQC
10/06/2021 01:40:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20211006-0134429

Dear Davidson County Register of Deeds

RE: 685 Hickory Industrial Dr., Old Hickory, TN 37138-2964

FROM: Danyale Thornton and Carolyn Regina Sharpe, both single

TO: Danyale Thornton, single

Assessor's Parcel Number: 044090B01800CO

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 : 6 pages *$5.00 per page (Minimum $10.00): $ 30.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 32.00

DR1 71056202QC101010107

202110060134429

----------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:
Danyale Thornton
685 Hickory Industrial Dr., Old Hickory, TN 37138-2964

Real Estate Tax ID Number: **044090B01800CO**

Prepared by:
Martha Musni
662 Woodward Ave
Detroit, MI 48226

QUITCLAIM DEED

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

71056202-7705910

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

THIS QUITCLAIM DEED, made this 23 day of AUGUST ,20 21 , by and between **Danyale Thornton and Carolyn Regina Sharpe, both single,** whose post office address is **685 Hickory Industrial Dr., Old Hickory, TN 37138 and 3003 Frankfurt Ct., Woodbridge, VA 22191,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Danyale Thornton, single,** whose post office address is, **685 Hickory Industrial Dr., Old Hickory, TN 37138,** 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 71056202QC101010207

Carolyn Regina Sharpe (SEAL)
Carolyn Regina Sharpe

STATE OF Virginia

COUNTY Prince William, to wit:

Personally appeared before me, a Notary Public of said county and State, **Carolyn Regina Sharpe**, 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: Verdette Coltrane Dickerson

Commission Expiration Date: May 31, 2023

VERDETTE COLTRANE DICKERSON
NOTARY PUBLIC
REGISTRATION # 336726
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MAY 31, 2023

DR1 71056202QC101010507

(SEAL)
Danyale Thornton

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Danyale Thornton**, 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.

12.27.21 Kimberly Reed
Notary Public

Name: Kimberly Reed

Commission Expiration Date: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

DR1 71056202QC101010407

202110060134429

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 685 Hickory Industrial Dr., Old Hickory, TN 37138-2964

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 71056202QC101010307

EXHIBIT A

Legal Description:

Tax Id Number(s): 044090B01800CO

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 18, PHASE 1 ON THE PLAN OF ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20190423-0037385, AMENDED IN INSTRUMENT NOS. 20190627-0062402 AND 20200116-0005698, AND ATTORNEY'S CERTIFICATE IN INSTRUMENT NO. 20200406-0036201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF ROWHOUSES AT ROBINSON ROAD, SHOWN ON EXHIBITS "C1" AND "C2" TO THE FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20190627-0062402, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Parcel Identification Number: 044090B01800CO
Commonly Known As: **685 Hickory Industrial Dr., Old Hickory, TN 37138-2964**

Being the same property conveyed to Danyale Thornton, an unmarried woman, and Carolyn Regina Sharpe, an unmarried woman, by deed dated July 31, 2020 of record in Deed Instrument/Case No. 20200813-0090781, in the County Clerk's Office

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 9/27/2021 (date of document).

Affiant Signature

Oct 4, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 04 day of October, 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