Karen Johnson Davidson County
Batch# 735588 DEEDQC
10/13/2021 11:18:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20211013-0137620

----------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:
Richard L. Dunham and Kathleen G. Dunham
2805 Windcrest Trl., Antioch, TN 37013-1485

Real Estate Tax ID Number: **150160A05800CO**

QUITCLAIM DEED

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

70975652 - 70701779

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 20th day of September ,20 21 , by and between **Richard L. Dunham and Kathleen G. Dunham, Trustees, or any successors in trust, under the Richard L. Dunham and Kathleen G. Dunham Trust dated March 8, 1991,** whose post office address is **527 Catalpa Rd., Arcadia, CA 91007,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Richard L. Dunham and Kathleen G. Dunham, a married couple**, whose post office address is, **527 Catalpa Rd., Arcadia, CA 91007,** 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 70975652QC101010207

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 2805 Windcrest Trl., Antioch, TN 37013-1485

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 70975652QC101010307

The Richard L. Dunham and Kathleen G. Dunham Trust
dated March 8, 1991

By: _____(SEAL)
Richard L. Dunham
Trustee

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Richard L. Dunham,** 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 he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

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

_____

Notary Public

Name:

Commission Expiration Date:

DR1 70975652QC101010407

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On September 20, 2021 before me, M.K. Andrews, Notary Public
(insert name and title of the officer)

personally appeared Richard L. Dunham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

M.K. ANDREWS
COMM. # 2319533
NOTARY PUBLIC - CALIFORNIA
COUNTY OF LOS ANGELES
MY COMM. EXP. JAN. 21, 2024

The Richard L. Dunham and Kathleen G. Dunham Trust
dated March 8, 1991

By: _____(SEAL)
Kathleen G. Dunham
Trustee

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Kathleen G. Dunham**, 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 he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

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

_____

Notary Public

Name:

Commission Expiration Date:

DR1 70975652QC101010507

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On September 20, 2021 before me, M.K. Andrews, Notary Public
(insert name and title of the officer)

personally appeared Kathleen G. Dunham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M.K. ANDREWS
COMM. # 2319533
NOTARY PUBLIC - CALIFORNIA
COUNTY OF LOS ANGELES
MY COMM. EXP. JAN. 21, 2024

Signature _____ **(Seal)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles to wit:

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

Kathe Lohr (SEAL)

Affiant

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

Notary Public

NAME: M.K. Andrews

M.K. ANDREWS
COMM. # 2319533
NOTARY PUBLIC - CALIFORNIA
COUNTY OF LOS ANGELES
MY COMM. EXP. JAN. 21, 2024

My Commission Expires: 1-21-24

DR1 70975652QC101010607

EXHIBIT A

Legal Description:

Tax Id Number(s): 150160A05800CO

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

BEING LOT NO. 41 ON THE FINAL PLAT, WINDHAVEN SHORES, SECTION TWO, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20031210-0176853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Parcel Identification Number: 150160A05800CO
Commonly Known As: **2805 Windcrest Trl., Antioch, TN 37013-1485**

Being the same property conveyed to Richard L. Dunham and Kathleen G. Dunham, Trustees, or any successors in trust, under the Richard L. Dunham and Kathleen G. Dunham Trust dated March 08, 1991, by deed dated May 5, 2016 of record in Deed Instrument/Case No. 20160624-0064611, in the County Clerk's Office

DR1 70975652QC101010707

Tennessee Certification of Electronic Document

I, PEGGY 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 9/20/2021 (date of document).

Affiant Signature

Sep 21, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 21 day of September, 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