Karen Johnson Davidson County
Batch# 739610 DEEDQC
10/19/2021 01:49:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20211019-0140371

Dear Davidson County Register of Deeds

71094601-71081579

RE: **1622A PORTER AVE., NASHVILLE, TN 37206**

FROM: **Ernest Nolan, married, who acquired title as an unmarried man, joined by their spouse, Abraham Reybold**

TO: **Ernest Nolan and Abraham Reybold, a married couple, Joint Tenants with the Right of Survivorship**

Assessor's Parcel Number: **072 15 0X 001.00**

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 71094601QC101010107

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

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

Prepared by:
Amrock, LLC
662 Woodward Ave
Detroit, MI 48226

NEW OWNER(S) and
send tax bill to:
Ernest Nolan and Abraham Reybold
1622A PORTER AVE., NASHVILLE, TN 37206

Real Estate Tax ID Number: **072 15 0X 001.00**

QUITCLAIM DEED

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

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

THIS QUITCLAIM DEED, made this 20th day of Sept ,20 21 , by and between **Ernest Nolan, married, who acquired title as an unmarried man, joined by their spouse, Abraham Reybold**, whose post office address is **1622A Porter Ave., Nashville, TN 37206,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Ernest Nolan and Abraham Reybold, a married couple, Joint Tenants with the Right of Survivorship** , whose post office address is, **1622A Porter Ave., Nashville, TN 37206,** 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 71094601QC101010207

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1622A PORTER AVE., NASHVILLE, TN 37206

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 71094601QC101010307

Ernest Nolan (SEAL)
Ernest Nolan

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Ernest Nolan**, 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.

Clement Palmer

Notary Public

Name: Clement Palmer

Commission Expiration Date: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71094601QC101010407

(SEAL)
Abraham Reybold

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Abraham Reybold**, 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.



Clement Palmer

Notary Public

Name: Clement Palmer

Commission Expiration Date: 07.07.25

DR1 71094601QC101010507

AFFIDAVIT OF CONSIDERATION

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

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

Ernest Nolan **(SEAL)**

Affiant

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

Clement Palmer
Notary Public

NAME: Clement Palmer

My Commission Expires: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71094601QC101010607

EXHIBIT A

Legal Description:

Tax Id Number(s): 072 15 0X 001.00

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

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1622 PORTER COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20160229-0018965, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel Identification Number: 072 15 0X 001.00
Commonly Known As: **1622A PORTER AVE., NASHVILLE, TN 37206**

Being the same property conveyed to Ernest Nolan, unmarried, by deed dated June 26, 2018 of record in Deed Instrument/Case No. 20180627-0062206, in the County Clerk's Office

DR1 71094601QC101010707

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 09/20/2021 (date of document).

Affiant Signature

Susan Palmer

09/20/2021

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