Karen Johnson Davidson County
Batch# 739620 DEEDQC
10/19/2021 02:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211019-0140383

----------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:
Brenda Jean Kibbel
306 Melpar Dr., Nashville, TN 37211-5406

Real Estate Tax ID Number: **14809013300**

711147275-3000613

QUITCLAIM DEED

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

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 17th day of September ,20 21 , by and between **Brenda Jean Kibbel, as Trustee of The Brenda Jean Kibbel Revocable Living Trust dated July 9, 2018,** whose post office address is **306 Melpar Dr., Nashville, TN 37211,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Brenda Jean Kibbel, unmarried,** whose post office address is, **306 Melpar Dr., 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 71147275QC101010206

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 306 Melpar Dr., Nashville, TN 37211-5406

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))

The Brenda Jean Kibbel Revocable Living Trust dated July 9, 2018

By: Brenda J. Kibbel (SEAL)

Brenda Jean Kibbel

Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Brenda Jean Kibbel,** 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.

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 71147275QC101010406

202110190140383

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).

Brenda J Kibbel **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 17th **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 71147275QC101010506

202110190140383

EXHIBIT A

Legal Description:

Tax Id Number(s): 14809013300

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

BEING LOT NO. 83 ON THE PLAN OF SECTION THREE LOCUSTWOOD, OF RECORD IN BOOK 2663, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF MELPAR DRIVE AT THE CORNER OF LOTS NOS. 83 AND 84; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHERLY 16.57 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAID DRIVE, NORTHERLY ALONG A SLIGHT CURVE 21.02 FEET TO ANOTHER CONCRETE MONUMENT; CONTINUING WITH SAID DRIVE AROUND A CURVE IN A NORTHEASTERLY DIRECTION 74.34 FEET TO A CORNER OF LOTS 82 AND 83; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHWESTERLY 226.5 FEET; THENCE SOUTHWESTERLY 176.5 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY 114.6 FEET TO THE CORNER OF LOTS 83 AND 84; THENCE SOUTHEASTERLY WITH THE LINE BETWEEN SAID LOTS 272.8 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 14809013300
Commonly Known As: **306 Melpar Dr., Nashville, TN 37211-5406**

Being the same property conveyed to Brenda Jean Kibbel, as Trustee of The Brenda Jean Kibbel Revocable Living Trust dated July 9, 2018, by deed dated October 21, 2020 of record in Deed Instrument/Case No. 20210713-0093990, 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 9/17/2021 (date of document).

Affiant Signature

Oct 17, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 17 day of October, 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