Karen Johnson Davidson County
Batch# 757494 DEEDQC
11/18/2021 11:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211118-0153624

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

70399878-736123 4

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

NEW OWNERS and
send tax bill to:
Nathaniel Faulkner and Wendy Elizabeth Winn
2120 Lebanon Pike Apt 118
Nashville Tennessee 37210

Real Estate Tax ID Number: **095-05-0B-038.00-C**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

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 2nd day of June, 2021 by and between **Wendy Elizabeth Winn and Nathaniel Faulkner, wife and husband, and Elizabeth Cross Winn, an unmarried woman, as tenants in common with right of survivorship**, whose post office address(es) is/are **2120 Lebanon Pike Apt 118, Nashville, Tennessee 37210 and 2175 Lakeshore Rd., Camden, South Carolina 29020,** as party or parties of the first part, "Grantor", and **Nathaniel Faulkner and Wendy Elizabeth Winn, husband and wife, Joint Tenants with the Right of Survivorship,** whose post office address(es) is/are **2120 Lebanon Pike Apt 118, Nashville, Tennessee 37210**, as party or parties of the second part, "Grantee",

WITNESSTH:

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:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 2120 Lebanon Pike Apt 118, Nashville, Tennessee 37210

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.

Elizabeth Cross Winn (SEAL)
Elizabeth Cross Winn

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Elizabeth Cross Winn**, 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.

Kandice Eubanks
Notary Public
Name: Kandice Eubanks
Commission Expiration Date: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

70399878

Wendy Elizabeth Winn (SEAL)

Nathaniel Faulkner (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Wendy Elizabeth Winn and Nathaniel Faulkner**, 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: Kandice Eubanks
Commission Expiration Date: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF CONSIDERATION

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

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 22nd **day of** June, 2021.

Notary Public
NAME: Kandice Eubanks

My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

70399878

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 095-05-0B-038.00-C

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 118 OF EASTHAVEN TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AS DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS FOR EASTHAVEN TOWNHOMES, A HORIZONTAL PROPERTY REGIME, OR RECORD IN INSTRUMENT NUMBER 20010806-0083543, AS AMENDED IN INSTRUMENT NUMBERS 20020709-0082357, 20030425-0055753, 20031007-0147961 AND 20040419-0043570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE., AND FURTHER DESCRIBED A ON THE PLAN OF EASTHAVEN TOWNHOMES SHOWN ON EXHIBIT A-2 OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20010806-0083543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

Commonly known as: 2120 Lebanon Pike Apt 118, Nashville, TN 37210

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Wendy Elizabeth Winn and Nathaniel Faulkner, wife and husband and Elizabeth Cross Winn, an unmarried woman, as tenants in common with right of survivorship, by deed dated April 14, 2020 of record in Deed Instrument/Case No. 20200416-0040040, in the County Clerk's Office.

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne