Karen Johnson Davidson County
Batch# 771090 DEEDQC
12/09/2021 11:52:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211209-0163390

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

71560699-7894762

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

NEW OWNER(S) and
send tax bill to:
Philip M. Hefley and Vicki C. Hefley
3704 Valley Ridge Dr., Nashville, TN 37211-3832

Real Estate Tax ID Number: **13311018700**

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 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 18 day of November, 20 21, by and between **Philip M. Hefley and Vicki C. Hefley, as Trustees of The Philip M. Hefley and Vicki C. Hefley, Living Trust, dated November 7, 2013**, whose post office address is **3704 Valley Ridge Dr., Nashville, TN 37211,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Philip M. Hefley and Vicki C. Hefley, a married couple**, whose post office address is, **3704 Valley Ridge 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);

DR1 71560699QC101010207

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:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 3704 Valley Ridge Dr., Nashville, TN 37211-3832

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 71560699QC101010307

The Philip M. Hefley and Vicki C. Hefley, Living Trust,
dated November 7, 2013

By: _____ (SEAL)
Philip M. Hefley
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Philip M. Hefley, Trustee**, 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: John P Barton

Commission Expiration Date: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

DR1 71560699QC101010407

202112090163390

The Philip M. Hefley and Vicki C. Hefley, Living Trust,
dated November 7, 2013
By: Vicki C. Hefley (SEAL)
Vicki C. Hefley
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Vicki C. Hefley, Trustee**, 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.

John P Barton

Notary Public

Name: John P Barton

Commission Expiration Date: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

DR1 71560699QC101010507

202112090163390

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).

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 18 day of November, 2021.

_____
Notary Public

NAME: John P Barton

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

My Commission Expires: JUL 09 2024

DR1 71560699QC101010607

202112090163390

EXHIBIT A

Legal Description:

Tax Id Number(s): 13311018700

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

BEING LOT NO. 196 ON THE PLAN OF VALLEY VIEW MEADOWS, SECTION THREE AS OF RECORD IN PLAT BOOK 3700, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel Identification Number: 13311018700
Commonly Known As: **3704 Valley Ridge Dr., Nashville, TN 37211-3832**

Being the same property conveyed to Trustees of the Philip M. Hefley and Vicki C. Hefley, Living Trust, by deed dated January 16, 2014 of record in Deed Instrument/Case No. 20140127-0007386, 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 11/18/2021 (date of document).

Affiant Signature

Nov 20, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 20 day of November, 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