Karen Johnson Davidson County
Batch# 771814 DEEDQC
12/10/2021 03:36:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211210-0164336

Dear Davidson County Register of Deeds

70290993-7219077

RE: **504 Tuckaway Ct., Nashville, Tennessee 37205**

FROM: **Ellen L. Hansen, a single woman**

TO: **Ellen L. Hansen, individually, and Ellen L. Hansen, Trustee for the Ellen H. Minning Revocable Living Trust, dated December 28, 2001**

Assessor's Parcel Number: **12901000700**

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 CHARGE: 4 pages @ $5.00 / page = **$20.00**

COMPUTER FUND: **$ 2.00**

PROBATE FEE (Collected only when State Tax is paid): **$ 1.00**

TOTAL RECORDING FEES: **$22.00**

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

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

NEW OWNERS and
send tax bill to:
Ellen L. Hansen and Ellen L. Hansen, Trustee
504 Tuckaway Ct.
Nashville Tennessee 37205

Real Estate Tax ID Number: **12901000700**

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 07th day of May, 20 21 by and between **Ellen L. Hansen, a single woman**, whose post office address(es) is/are **504 Tuckaway Ct., Nashville, Tennessee 37205,** as party or parties of the first part, "Grantor", and **Ellen L. Hansen, individually, and Ellen L. Hansen, Trustee for the Ellen H. Minning Revocable Living Trust, dated December 28, 2001,** whose post office address(es) is/are **504 Tuckaway Ct., Nashville, Tennessee 37205**, 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: 504 Tuckaway Ct., Nashville, Tennessee 37205

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.

(SIGNATURE PAGE(S) TO FOLLOW)

Ellen L. Hansen (SEAL)
Ellen L. Hansen

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Ellen L. Hansen**, 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.

Erica Davis
Notary Public
Name: Erica Davis
Commission Expiration Date: 03/06/2024

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) .

Ellen L. Hansen (SEAL)
Affiant

Subscribed and sworn to before me on this the 7th **day of** May, 2021.

Erica Davis
Notary Public
NAME: Erica Davis

My Commission Expires: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

70290993

202112100164336

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 959, ON THE PLAN OF WEST MEADE FARMS, INC., SECTION XV OF RECORD IN PLAT BOOK 2663, PAGES 54 & 55, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 959 FRONTS 159.7 FEET ON THE BROKEN NORTHEASTERLY MARGIN OF TUCKAWAY COURT AND EXTENDS BACK 255.0 FEET ON THE WESTERLY LINE AND 208.8 ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 267.9 FEET THEREON.

Being the same property conveyed to Ellen L. Hansen, a single woman, by deed dated May 7th, 2021 **of record in Deed Instrument/Case No.** 202112100164334**, in the Office of the Davidson County Register of Deeds.**

Parcel Identification Number: 12901000700
Commonly Known As: 504 Tuckaway Ct., Nashville, Tennessee 37205

202112100164336

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 05/07/2021 (date of document).

Affiant Signature

Susan Palmer

7/2/21

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