Karen Johnson Davidson County
Batch# 776489 DEEDQC
12/17/2021 04:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211217-0167474

----------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:
Melanie L. Moore and Jerry Lynn Moore
305 Mill Run Cir.
Nashville Tennessee 37221

Real Estate Tax ID Number: **155150A14900CO**

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 between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on 08/01/2019, in Davidson County, Court Case No. 18D406.

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

THIS QUITCLAIM DEED, made this 11 day of Nov, 2020 by and between **Christopher A. Lehmann, an unmarried man, and Melanie L. Moore, an unmarried woman, who acquired title as husband and wife**, whose post office address(es) is/are **320 15th St., Nashville, Tennessee 37206 and 305 Mill Run Cir., Nashville, Tennessee 37221,** as party or parties of the first part, "Grantor", and **Melanie L. Moore, an unmarried woman, and Jerry Lynn Moore, an unmarried man, Joint Tenants with the Right of Survivorship,** whose post office address(es) is/are **305 Mill Run Cir., Nashville, Tennessee 37221 and 135 Saint Drive, Laceys Spring, Alabama 35754,** as party or parties of the second part, "Grantee",

68682028 - 6419746

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: 305 Mill Run Cir., Nashville, Tennessee 37221

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.

_____ (SEAL)
Christopher A. Lehmann

STATE OF Tennessee

COUNTY Williamson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Christopher A. Lehmann**, 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.

Whitney Harrington
Notary Public
Name:
Commission Expiration Date: 2/3/25

Whitney H. Harrington
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

68682028

(SEAL)
Melanie L. Moore

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Melanie L. Moore**, 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: Carl Hooper
Commission Expiration Date: 11-21-2021

CARL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS

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 $0.00 .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 11 day of Nov, 20 21

Notary Public
NAME: Carl Hooper

My Commission Expires: 11-21-2021

CARL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS

68682028

EXHIBIT A

Legal Description:

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

BEING LOT NO. 149, ON THE PLAN OF STONEMEADE, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGES 800-801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Christopher A. Lehmann and wife, Melanie L. Moore, by deed dated August 10, 2006 of record in Deed Instrument/Case No. 20060815-0100252, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 155150A14900CO
Commonly Known As: 305 Mill Run Cir., Nashville, Tennessee 37221

Tennessee Certification of Electronic Document

I, Ricky 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 November,11,2020 (date of document).

Affiant Signature

December,15,2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 15th day of December, 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