Karen Johnson Davidson County
Batch# 795629 DEEDQC
01/26/2022 11:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220126-0009416

----------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:
Darrin Garry Thiel and Sandra Thiel
28652 Rancho Del Lago
Laguna Niguel California 92677

Real Estate Tax ID Number: **08303003000**

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 9th day of Nov., 2020 by and between **Darrin Garry Thiel and Sandra Thiel, Husband and Wife, And As Trustees Of The Dst Trust U/A/D, November 3, 2016**, whose post office address(es) is/are **28652 Rancho Del Lago, Laguna Niguel, California 92677,** as party or parties of the first part, "Grantor", and **Darrin Garry Thiel and Sandra Thiel, husband and wife,** whose post office address(es) is/are **28652 Rancho Del Lago, Laguna Niguel, California 92677**, 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: 112 Creighton Ave, Nashville, Tennessee 37206

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)

X _____ (SEAL)
Darrin Garry Thiel, Trustee

X _____ (SEAL)
Sandra Thiel, Trustee

STATE OF _____

COUNTY _____, to wit:

See Calif ACK attached

Personally appeared before me, a Notary Public of said county and State, **Darrin Garry Thiel, Trustee and Sandra Thiel, 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 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:
Commission Expiration Date:

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF _____ 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 .

See Calif Jurat attached

_____**(SEAL)**
Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20_____.

_____
Notary Public
NAME: _____

My Commission Expires: _____

68946151

ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: **California**

County of: Orange)

On 11-09-2020 before me, **S. Sparacino, Notary Public**
(Insert name and title of the officer)

Personally appeared Darrin Garry Thiel and Sandra Thiel,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____
Signature of S. Sparacino, Notary Public

NOTARY SEAL

S. SPARACINO
COMM. #2210388
Notary Public - California
Orange County
My Comm. Expires Sep. 14, 2021

EXHIBIT A

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF R.T. CREIGHTON SUBDIVISION OF LOTS 42 AND 43 BROWNSVILLE OF RECORD IN PLAT BOOK 332, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Darrin Garry Thiel and Sandra Thiel, Husband and Wife, And As Trustees Of The Dst Trust U/A/D, November 3, 2016, by deed dated February 20, 2020 of record in Deed Instrument/Case No. 20200221-0019574, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 08303003000
Commonly Known As: 112 Creighton Ave, Nashville, Tennessee 37206

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 11/09/2020 (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