Karen Johnson Davidson County
Batch# 805041 DEEDQC
02/14/2022 01:25:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220214-0016864

Dear Davidson County Register of Deeds

RE: 1613 Cumberland Station Blvd., Madison, TN 37115

FROM: Robert J. Budesa, an unmarried man, and Sharon L. Johnson, an unmarried woman, who erroneously acquired title as Robert J Budesa and Sharon L Johnson, both married, tenants in common with right of survivorship

TO: Robert J. Budesa, an unmarried man

Assessor's Parcel Number: 53 09 0B 023.00

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 : 6 pages *$5.00 per page (Minimum $10.00): $ 30.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 32.00

DR1 71949616QC101010107

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

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

NEW OWNER(S) and
send tax bill to:
Robert J. Budesa
1613 Cumberland Station Blvd., Madison, TN 37115

Real Estate Tax ID Number: **53 09 0B 023.00**

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

71949616 - 8075557

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 25 day of January ,20 22 , by and between **Robert J. Budesa, an unmarried man, and Sharon L. Johnson, an unmarried woman, who erroneously acquired title as Robert J Budesa and Sharon L Johnson, both married, tenants in common with right of survivorship**, whose post office address is **1613 Cumberland Station Blvd., Madison, TN 37115,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Robert J. Budesa, an unmarried man**, whose post office address is, **1613 Cumberland Station Blvd., Madison, TN 37115,** 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 71949616QC101010207

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: 1613 Cumberland Station Blvd., Madison, TN 37115

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 71949616QC101010307

_____(SEAL)
Robert J. Budesa

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Robert J. Budesa**, 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.

Kimberly Kronick-Worrall

Notary Public

Name: Kimberly Kronick-Worrall

Commission Expiration Date: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DR1 71949616QC101010407

202202140016864

Sharon S Johnson (SEAL)
Sharon L. Johnson

STATE OF Tennessee

COUNTY Davidson, to wit:

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

Kimberly Kronick-Worrall

Notary Public

Name: Kimberly Kronick- Worrall

Commission Expiration Date: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DR1 71949616QC101010507

202202140016864

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)**

Robert J. Budesa

Subscribed and sworn to before me on this the 25 **day of** January, **20** 22.

Kimberly Kronick-Worrall
Notary Public

NAME: Kimberly Kronick-Worrall

My Commission Expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DR1 71949616QC101010607

202202140016864

EXHIBIT A

Legal Description:

Tax Id Number(s): 53 09 0B 023.00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 219 ON THE PLAN OF SECTION ONE, CUMBERLAND STATION AT WILSON CAMP OF RECORD IN PLAT AT INSTRUMENT NO. 20011009- 0109759, 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 PHILLIP ALFORD, A SINGLE MAN BY WARRANTY DEED FROM JOSEPH WAYNE MITCHELL, UNMARRIED OF RECORD IN INSTRUMENT NO. 20150123-0006735 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 20, 2015 AND RECORDED ON JANUARY 23, 2015. PHILLIP ALFORD HAVING SINCE DIED ON FEBRUARY 4, 2018 DEVISING THE PROPERTY TO EBONY SIMS-JACKSON BY WILL OF RECORD IN PROBATE NO. 18P366 IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

Parcel Identification Number: 53 09 0B 023.00
Commonly Known As: **1613 Cumberland Station Blvd., Madison, TN 37115**

Being the same property conveyed to Robert J Budesa and Sharon L Johnson, both married, tenants in common with right of survivorship, by deed dated May 22, 2018 of record in Deed Instrument/Case No. 20180524-0050068, in the County Clerk's Office.

DR1 71949616QC101010707

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, 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 1/25/2022 (date of document).

Affiant Signature

Jan 27, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 27 day of January, 2022

Takisha D Harrison
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