Karen Johnson Davidson County
Batch# 807056 DEEDQC
02/17/2022 09:07:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220217-0018378

7648073

----------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:
Matthew R. Davidson
1318 Greenfield Avenue, Nashville, TN 37216-2713

Real Estate Tax ID Number: **07203033300**

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 July 19, 2021, in Davidson County, Court Case No. 18D-2078. This is not the homestead of Benjamin Reuter FKA Benjamin G. Lee and his homestead is listed herein.

THIS QUITCLAIM DEED, made this 22 day of Sep ,20 21 , by and between **Matthew R. Davidson FKA Matthew R. Lee, unmarried, and Benjamin Reuter FKA Benjamin G. Lee, a married man, who acquired title as a married couple,** whose post office address is **1318 Greenfield Ave., Nashville, TN 37216 and 2405 Cooper Ln., Nashville, TN 37216,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Matthew R. Davidson, unmarried,** whose post office address is, **1318 Greenfield Ave., Nashville, TN 37216,** 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);

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: 1318 Greenfield Avenue, Nashville, TN 37216-2713

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))

(SEAL)
Matthew R. Davidson FKA Matthew R. Lee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Matthew R. Davidson FKA Matthew R. Lee**, 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: Thomas D Larson

Commission Expiration Date:
My Commission Expires
March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71093725QC101020407

(SEAL)
Benjamin Reuter FKA Benjamin G. Lee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Benjamin Reuter FKA Benjamin G. Lee**, 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.

Tamika White

Notary Public

Name: Tamika White

Commission Expiration Date: 3/6/2024

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

DR1 71093725QC101020507

764 5012

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 22 day of Sept, 2021.

_____
Notary Public

NAME: Thomas D. Larson

My Commission Expires: My Commission Expires March 3, 2025

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71093725QC101020607

EXHIBIT A

Legal Description:

Tax Id Number(s): 07203033300

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

BEING LOT NO 8 A PART OF THE MORA SHARPE LANDS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 547 PAGE 114 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Parcel Identification Number: 07203033300
Commonly Known As: **1318 Greenfield Avenue, Nashville, TN 37216-2713**

Being the same property conveyed to Matthew R. Lee and Benjamin G. Lee, as married persons, by deed dated October 6, 2016 of record in Deed Instrument/Case No. 20161006-0106062, in the County Clerk's Office

Tennessee Certification of Electronic Document

I, Betsy 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 9/22/2021 (date of document).

Affiant Signature

Feb 8, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 08 day of February, 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