Karen Johnson Davidson County
Batch# 813860 DEEDQC
03/02/2022 12:06:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220302-0023699

Dear Davidson County Register of Deeds

RE: 3900 Elkins Ave., Nashville, TN 37209

FROM: HG Investments, LLC., a Tennessee limited liability company

TO: Lamar Stanley and Wesley Stanley, a married couple

Assessor's Parcel Number: 09213011300

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 : 5 pages *$5.00 per page (Minimum $10.00): $ 25.00

COMPUTER FUND: $ 2.00

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

TOTAL RECORDING FEES: $ 27.00

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72032898-612183

----------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:
Lamar Stanley and Wesley Stanley
605 Lynnwood Blvd., Nashville TN 37205

Real Estate Tax ID Number: **09213011300**

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 is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 10th day of February, 2022, by and between **HG Investments, LLC., a Tennessee limited liability company**, whose post office address is **605 Lynnwood Blvd., Nashville TN 37205,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Lamar Stanley and Wesley Stanley, a married couple**, whose post office address is, **605 Lynnwood Blvd., Nashville, TN 37205,** 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);

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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: 3900 Elkins Ave., Nashville, TN 37209

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))

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AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF _____ to wit:

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____ **(SEAL)**

Lamar Stanley

Subscribed and sworn to before me on this the 10th **day of** February, **20**22.

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

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HG Investments, LLC., a Tennessee limited liability company

By:_____(SEAL)
Lamar Stanley
Managing Member

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Lamar Stanley, Managing Member**, 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 he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Managing Member** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within 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

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

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EXHIBIT A

Legal Description:

Tax Id Number(s): 09213011300

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

BEING LOT NO. 1, ON THE PLAN OF BLOCK 20 IN THE CHARLOTTE PARK 2ND ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 160 AND 161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel Identification Number: 09213011300
Commonly Known As: **3900 Elkins Ave., Nashville, TN 37209**

Being the same property conveyed to HG Investments, LLC., a Tennessee limited liability company, by deed dated September 2, 2020 of record in Deed Instrument/Case No. 20200908-0102009, in the County Clerk's Office.

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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 2/10/2022 (date of document).

Affiant Signature

Feb 18, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18 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