Karen Johnson Davidson County
Batch# 816134 DEEDQC
03/04/2022 02:55:30 PM 7 pgs
Fees: $38.00 Taxes: $231.55
20220304-0025216

----------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:
John P. Levy
111 32nd Ave. S, Nashville, TN 37212
71912937-8052984
Real Estate Tax ID Number: **104 06 0 192.00**

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

Under T.C.A. Section 66-5-103(B)(2)

Tax based on the actual consideration of $62,582.00

THIS QUITCLAIM DEED, made this 14 day of Jan ,20 22 , by and between **John P. Levy, unmarried, and Rebecca J. Brace, unmarried, who acquired title as Tenants In Common,** whose post office address is **111 32nd Ave. S, Nashville, TN 37212 and 3101 West End Avenue No. 143, Nashville, TN 37203,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **John P. Levy, unmarried,** whose post office address is, **111 32nd Ave. S, Nashville, TN 37212,** 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 71912937QC101010207

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: 111 32nd Ave. S, Nashville, TN 37212

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 71912937QC101010307

(SEAL)

John P. Levy

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **John P. Levy**, 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

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration Date: My Commission Expires March 3, 2025

DR1 7191293TQC101010407

(SEAL)
Rebecca J. Brace

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Rebecca J. Brace**, 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 71912937QC101010507

202203040025216

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is SIXTY TWO THOUSAND FIVE HUNDRED EIGHTY TWO DOLLARS ($62582.00).

_____ **(SEAL)**

John P. Levy

Subscribed and sworn to before me on this the 21 **day of** Jan, **20**22.

_____
Notary Public

NAME: Thomas D. Larson

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires March 3, 2025

DR1 71912937QC101010607

202203040025216

EXHIBIT A

Legal Description:

Tax Id Number(s): 104 06 0 192.00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF THE BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE OF RECORD IN PLAT BOOK 332, PAGE 15, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel Identification Number: 104 06 0 192.00
Commonly Known As: **111 32nd Ave. S, Nashville, TN 37212**

Being the same property conveyed to John P. Levy, unmarried and Rebecca J. Brace, unmarried as Tenants In Common, by deed dated June 28, 2013 of record in Deed Instrument/Case No. 20130703-0068998, 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 01/14/22 (date of document).

Affiant Signature

01/18/2022
Date

State of MI

County of Wayne

Sworn to and subscribed before me this 18th 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