Karen Johnson Davidson County
Batch# 822839 DEEDQC
03/16/2022 09:14:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220316-0030351

Dear Davidson County Register of Deeds

RE: **4055 Main Street, Old Hickory, TN 37138**

FROM: **Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust dated February 7, 2019**

TO: **Philip R. Loeffler, single**

Assessor's Parcel Number: **06405011100**

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

DR1 71760219QC202010106

----------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:
Philip R. Loeffler
4055 Main Street, Old Hickory, TN 37138

Real Estate Tax ID Number: **06405011100**

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)

720105 36 - 817459

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 04 day of March, 20 22, by and between **Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust dated February 7, 2019,** whose post office address is **4045 Main St., Old Hickory, TN 37138,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Philip R. Loeffler, single,** whose post office address is, **4045 Main St., Old Hickory, TN 37138,** 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 71760219QC202010206

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: 4055 Main Street, Old Hickory, TN 37138

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 71760219QC202010306

The Philip R. Loeffler Living Trust, dated February 7, 2019

By: Philip R Loeffler Trustee (SEAL)
Philip R. Loeffler
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Philip R. Loeffler, 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 he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** 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.

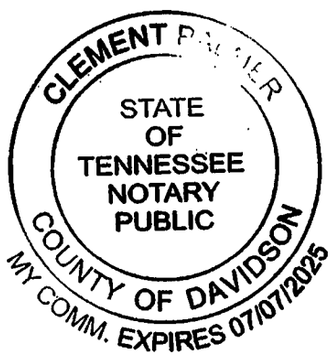
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Tennessee

Name: Clement Palmer

Commission Expiration Date: 07.07.25



DR1 71760219QC202010406

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF ~~Tennessee~~ Davidson to wit:

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

Philip R Loeffler (SEAL)

Philip R. Loeffler

Subscribed and sworn to before me on this the 04 day of March, 20 22

Clement Palmer
Notary Public Tennessee

NAME: Clement Palmer

My Commission Expires: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71760219QC202010506

EXHIBIT A

Legal Description:

Tax Id Number(s): 06405011100

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

BEING LOT NOS. 20 AND 22 IN BLOCK "P" ON THE PLAN OF HADLEY'S BEND CITY, WHICH PLAN IS OF RECORD IN PLAN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel Identification Number: 06405011100
Commonly Known As: **4055 Main Street, Old Hickory, TN 37138**

Being the same property conveyed to Philip R. Loeffler, Trustee of the Philip R. Loeffler Living Trust dated February 7, 2019, by deed dated February 7, 2019 of record in Deed Instrument/Case No. 20190219-0015105, in the County Clerk's Office.

DR1 71760219QC202010606

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 03/04/22 (date of document).

Affiant Signature

03/07/22
Date

State of MI

County of Wayne

Sworn to and subscribed before me this 7 day of March, 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