Karen Johnson Davidson County
Batch# 825899 DEEDQC
03/22/2022 09:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220322-0032588

----------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:
Henry H. Holder and Venus Lynn Miller
139 Dodge Dr., Nashville, TN 37210

Real Estate Tax ID Number: **11903002900**

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.

71892202-8055504

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 18th day of January, 2022, by and between **Henry H. Holder, unmarried**, whose post office address is **139 Dodge Dr., Nashville, TN 37210,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Henry H. Holder, unmarried, and Venus Lynn Miller, single, Joint Tenants with the Right of Survivorship**, whose post office address is, **139 Dodge Dr., Nashville, TN 37210,** 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 71892202QC101010206

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: 139 Dodge Dr., Nashville, TN 37210

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 71892202QC101010306

202203220032588

Henry H. Holder (SEAL)

Henry H. Holder

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Henry H. Holder**, 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.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Name: I. Scruggs

Commission Expiration Date: 11/06/2024

DR1 71892202QC101010406

202203220032588

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).

Ho H. Holder (SEAL)

~~Henry H. Holder~~

Subscribed and sworn to before me on this the 18th **day of** January, **2022.**

Notary Public

NAME: I. Scruggs

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/06/2024

DR1 71892202QC101010506

202203220032588

EXHIBIT A

Legal Description:

Tax Id Number(s): 11903002900

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE PLAN OF CRESCENT HEIGHTS, OF RECORD IN BOOK 2331, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY, AS CORRECTED BY INSTRUMENT OF RECORD IN BOOK 2539, PAGE 195, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 62 FRONTS 54.8 FEET ON THE SOUTHWESTERLY MARGIN OF DODGE DRIVE AND EXTENDS BACK 192.7 FEET ON THE NORTHWESTERLY SIDE AND 173.51 FEET ON THE SOUTH EASTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80.0 FEET.

Parcel Identification Number: 11903002900
Commonly Known As: **139 Dodge Dr., Nashville, TN 37210**

Being the same property conveyed to Henry H. Holder, by deed dated April 9, 1964 of record in Deed Book 3708, Page 351 Instrument/Case No. 24909, in the County Clerk's Office.

DR1 71892202QC101010606

Tennessee Certification of Electronic Document

I, Kelsy 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 1/18/2022 (date of document).

Affiant Signature

Jan 19, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 19 day of January, 2022

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