Karen Johnson Davidson County
Batch# 828093 DEEDQC
03/24/2022 11:57:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220324-0034055

Dear Davidson County Register of Deeds

RE: 1227 Kirkland Avenue, Nashville, TN 37216

FROM: Andrew P. Todd, married, joined by their spouse Duane Edlao

TO: Duane Edlao and Andrew P. Todd, a married couple

Assessor's Parcel Number: 072 07 0 020.00

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 : 6 pages *$5.00 per page (Minimum $10.00): $ 30.00

COMPUTER FUND: $ 2.00

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

TOTAL RECORDING FEES: $ 32.00

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72108055 - 8166567

----------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:
Duane Edlao and Andrew P. Todd
1227 Kirkland Ave., Nashville, TN 37216

Real Estate Tax ID Number: **072 07 0 020.00**

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)

This transfer between spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(A)(i) due to the creation or dissolution of a tenancy by the entirety by the conveyance from one (1) spouse to the other.

THIS QUITCLAIM DEED, made this 1st day of March, 20 22, by and between **Andrew P. Todd, married, joined by their spouse Duane Edlao,** whose post office address is **1227 Kirkland Ave., Nashville, TN 37216,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Duane Edlao and Andrew P. Todd, a married couple,** whose post office address is, **1227 Kirkland 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);

DR1 72108055QC101010207

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: 1227 Kirkland Avenue, Nashville, TN 37216

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))

ØR1 72108055QC101010307

_____(SEAL)
Duane Edlao

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **Duane Edlao**, 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.

OFFICIAL STAMP
JEREMY YOUNG HONOR
NOTARY PUBLIC-OREGON
COMMISSION NO. 971839
MY COMMISSION EXPIRES MARCH 13, 2022

_____
Notary Public
Name: Honor, Jeremy Young
Commission Expiration Date:

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202203240034055

Andrew P. Todd (SEAL)
Andrew P. Todd

STATE OF OR

COUNTY Hood, to wit:

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

OFFICIAL STAMP
JEREMY YOUNG HONOR
NOTARY PUBLIC-OREGON
COMMISSION NO. 971839
MY COMMISSION EXPIRES MARCH 13, 2022

Notary Public

Name: Honor, Jeremy Young

Commission Expiration Date:

DR1 72108055QC101010407

202203240034055

EXHIBIT A

Legal Description:

Tax Id Number(s): 072 07 0 020.00

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

BEING LOT 3 OF A PORTION OF THE RESUBDIVISION OF LOTS 26, 27, 28 AND THE EAST 50 FEET OF LOT 29 OF INGLEWOOD PLACE, IN THE 7TH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. 3: SAID LOT NO. 3 FRONTS 53.00 FEET ON THE NORTHERLY SIDE OF KIRKLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 189.75 FEET TO A DEAD LINE ON THE REAR ON WHICH IT MEASURES 53.00 FEET THEREON.

Parcel Identification Number: 072 07 0 020.00
Commonly Known As: **1227 Kirkland Avenue, Nashville, TN 37216**

Being the same property conveyed to Andrew P. Todd , by deed dated November 30, 2000 of record in Deed Instrument/Case No. 20001205-0119759, in the County Clerk's Office.

DR1 72108055QC101010707

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 3/1/2022 (date of document).

Affiant Signature

Mar 8, 2022
Date

State of Michigan

County of Wayne

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