Karen Johnson Davidson County
Batch# 829235 DEEDQC
03/25/2022 03:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220325-0035029

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

7153 6464 - 0173363

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Haticile T. Buchanan and Olis Keith Buchanan
1018 Wesleyville St., Nashville, TN 37217

Real Estate Tax ID Number: **15002018100**

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 25th day of February, 2022, by and between **Haticile T. Buchanan, an unmarried woman,** whose post office address is **1018 Wesleyville St., Nashville, TN 37217,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Haticile T. Buchanan, an unmarried woman, and Olis Keith Buchanan, single, Joint Tenants with the Right of Survivorship,** whose post office address is, **1018 Wesleyville St., Nashville, TN 37217 and 11040 SW 196th St. Apt. 412, Miami, FL 33157,** 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 71536464QC101010206

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: 1018 Wesleyville St., Nashville, TN 37217

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 71536464QC101010306

Haticile T. Buchanan (SEAL)

Haticile T. Buchanan

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Haticile T. Buchanan**, 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: Quentin Isabell

Commission Expiration Date: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

DR1 71536464QC101010406

202203250035029

AFFIDAVIT OF CONSIDERATION

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

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

Haticile T. Buchanan **(SEAL)**

Haticile T. Buchanan

Subscribed and sworn to before me on this the 25th **day of** February, **20**22.

Quentin Isabell
Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

NAME: Quentin Isabell

My Commission Expires: March 3, 2025

DR1 71536464QC101010506

202203250035029

EXHIBIT A

Legal Description:

Tax Id Number(s): 15002018100

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59A, ZONE LOT DIVISION OF LOT 59, HARBOR GATE, REVISED SECTION ONE, OF RECORD IN BOOK 6900, PAGE 563, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel Identification Number: 15002018100
Commonly Known As: **1018 Wesleyville St., Nashville, TN 37217**

Being the same property conveyed to Haticile T. Buchanan, by deed dated August 4, 1997 of record in Deed Book 10611, Page 469, in the County Clerk's Office.

DR1 71536464QC101010606

Tennessee Certification of Electronic Document

I, PERRY 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 2/25/2022 (date of document).

Affiant Signature

03/10/2022

Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 10th 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