Karen Johnson Davidson County
Batch# 830322 DEEDQC
03/29/2022 10:05:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20220329-0036025

#71235754-7807233

Dear Davidson County Register of Deeds

RE: 1026 Argyle Avenue, Nashville, TN 37203

FROM: Klaus Ruter, a married man, who acquired title as an unmarried man, joined by his spouse, Donna Incropera Dant

TO: Klaus Ruter and Donna Incropera Dant, husband and wife, Tenants in Common

Assessor's Parcel Number: 105 05 4G 001.00CO

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

DR1 71235754QC101010107

----------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:
Klaus Ruter and Donna Incropera Dant
1026 Argyle Avenue, Nashville, TN 37203

Real Estate Tax ID Number: **105 05 4G 001.00CO**

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.

#71235754-~~7~~7807233

QUITCLAIM DEED

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

This No Consideration 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 25th day of October ,20 21 , by and between **Klaus Ruter, a married man, who acquired title as an unmarried man, joined by his spouse, Donna Incropera Dant**, whose post office address is **1026 Argyle Avenue, Nashville, TN 37203,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Klaus Ruter and Donna Incropera Dant, husband and wife, Tenants in Common**, whose post office address is, **1026 Argyle Avenue, Nashville, TN 37203,** 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);

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:

DR1 71235754QC101010207

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1026 Argyle Avenue, Nashville, TN 37203

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 71235754QC101010307

Donna Incropera Dant (SEAL)

Donna Incropera Dant

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Donna Incropera Dant**, 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: Anne Collins

Commission Expiration Date: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71235754QC101010507

202203290036025

_____(SEAL)
Klaus Ruter

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Klaus Ruter**, 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: Anne Collins

Commission Expiration Date: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71235754QC101010407

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).

_____ **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 25th **day of** October, **20**21.

_____
Notary Public

NAME: Anne Collins

My Commission Expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71235754QC101010607

202203290036025

EXHIBIT A

Legal Description:

Tax Id Number(s): 105 05 4G 001.00CO

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

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BRING UNIT NO. A OF TOWNHOMES AT 1026 ARGYLE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING TOWNHOMES AT 1026 ARGYLE OF RECORD IN INSTRUMENT NUMBER 20170824-0087248 AND 20170929-0099801, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT ATTACHED TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID DECLARATION.

Parcel Identification Number: 105 05 4G 001.00CO
Commonly Known As: **1026 Argyle Avenue, Nashville, TN 37203**

Being the same property conveyed to Klaus Ruter, an unmarried man, by deed dated June 28, 2019 of record in Deed Instrument/Case No. 20190702-0064779, in the County Register's Office

DR1 71235754QC101010707

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 105 05 4G 001.00CO

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

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BRING UNIT NO. A OF TOWNHOMES AT 1026 ARGYLE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING TOWNHOMES AT 1026 ARGYLE OF RECORD IN INSTRUMENT NUMBER 20170824-0087248 AND 20170929-0099801, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT ATTACHED TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID DECLARATION.

Commonly known as: 1026 ARGYLE AVE, NASHVILLE, TN 37203

Being the same property conveyed to Klaus Ruter, an unmarried man, by deed dated 6/28/2019 of record in Deed Instrument/Case No. 20190702-0064779, 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 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 10/25/2021 (date of document).

Affiant Signature

Oct 22, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 22 day of October, 2021

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