Karen Johnson Davidson County
Batch# 847935 DEEDQC
04/29/2022 08:52:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220429-0049575

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

72109227-8222757

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

NEW OWNER(S) and
send tax bill to:
David Morales
51 Valeria St., Nashville, TN 37210

Real Estate Tax ID Number: **11906012000**

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 former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on July 13, 2018, in Davidson County, Court Case No. 18D557.

THIS QUITCLAIM DEED, made this 28th day of March, 2022, by and between **David Morales, an unmarried man, and Mayra Adriana Yu FKA Mayra Morales, an unmarried woman, who acquired title as husband and wife**, whose post office address is **51 Valeria St., Nashville, TN 37210 and 314 Timberway Cir., Nashville, TN 37214,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **David Morales, an unmarried man**, whose post office address is, **51 Valeria St., 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);

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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: 51 Valeria Street, 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))

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_____(SEAL)
David Morales

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **David Morales**, 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

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Mayra Adriana Yu FKA Mayra Morales (SEAL)

Mayra Adriana Yu FKA Mayra Morales

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Mayra Adriana Yu FKA Mayra Morales**, 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.

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

Notary Public

Name: Leslie Isabell

Commission Expiration Date: 5/7/2024

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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)**

David Morales

Subscribed and sworn to before me on this the 28th **day of** March, **20**22.

_____
Notary Public

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME: I. Scruggs

My Commission Expires: 11/06/2024

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EXHIBIT A

- **Legal Description:**

Tax Id Number(s): 11906012000

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

BEING LOT NO. 196 ON THE PLAN OF STERLING HEIGHTS, SECTION FIVE, AS OF RECORD IN PLAT BOOK 1835, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE THEREOF.

Parcel Identification Number: 11906012000
Commonly Known As: **51 Valeria Street, Nashville, TN 37210**

Being the same property conveyed to David Morales and wife, Mayra Morales, by deed dated August 21, 2003 of record in Deed Instrument/Case No. 20030915-0135078, in the County Clerk's Office.

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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 3/28/2022 (date of document).

Affiant Signature

Apr 6, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 06 day of April, 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