Karen Johnson Davidson County
Batch# 848842 DEEDQC
05/02/2022 08:13:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220502-0050360

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

#72151589-8222648

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

NEW OWNER(S) and
send tax bill to:
Ruby Joyce Box, Walter F. Box, Jr. and Keisha Allen Box
2025 Chadwell Overlook Dr., Madison, TN 37115

Real Estate Tax ID Number: **051-02-0A-013.00**

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 No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 29th day of March ,20 22 , by and between **Ruby Joyce Box, an unmarried woman**, whose post office address is , as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Ruby Joyce Box, an unmarried woman, and Walter F. Box, Jr. and Keisha Allen Box, husband and wife**, whose post office address is, **2025 Chadwell Overlook Dr., Madison, TN 37115,** 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 72151589 QC101 02 0206

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: 2025 Chadwell Overlook Dr., Madison, TN 37115

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))

Ruby Joyce Box (SEAL)
Ruby Joyce Box

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Ruby Joyce Box**, 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

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Name: Catrena Thompson

Commission Expiration Date: 3/7/2023

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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).

Ruby Joyce Box **(SEAL)**

Ruby Joyce Box

Subscribed and sworn to before me on this the 29th **day of** March **,** **20**22**.**

Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

NAME: Catrena Thompson

My Commission Expires: 3/7/2023

DR1 72151589 QC101 02 0506

202205020050360

EXHIBIT A

Legal Description:

Tax Id Number(s): 051-02-0A-013.00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 13 ON THE PLAN OF CHADWELL RETREAT TOWNHOMES, AS SHOWN ON THE EXHIBIT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20080702-0068253 AND INSTRUMENT NO. 20080924-0097122 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Identification Number: 051-02-0A-013.00
Commonly Known As: **2025 Chadwell Overlook Dr., Madison, TN 37115**

Being the same property conveyed to Ruby Joyce Box, an unmarried woman, by deed dated February 2, 2018 of record in Deed Instrument/Case No. 20180208-0012744, in the County Clerk's Office.

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 3/29/2022 (date of document).

Affiant Signature

04/14/2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14 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