Karen Johnson Davidson County
Batch# 862279 DEEDQC
05/25/2022 10:33:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220525-0060614

----------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:**
**Colby Whiteside**
**229 Oceanfront Cir. S, Antioch, TN 37013**

Real Estate Tax ID Number: **165 05 0A 077.00**

**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.**

72303226 - 8287190

# 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 6 day of May ,20 22 , by and between **Colby Whiteside, a single woman, and Gerald Miller, an unmarried man** , whose post office address is **229 Oceanfront Cir. S, Antioch, TN 37013 and 2436 Ponderosa Way, Antioch TN 37013,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Colby Whiteside, a single woman**, whose post office address is, **229 Oceanfront Cir. S, Antioch, TN 37013,** 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 72303226 QC101 01 0207

**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: 229 Oceanfront Cir. S, Antioch, TN 37013**

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 72303226 QC101 01 0307

(SEAL)
Colby Whiteside

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Colby Whiteside**, 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.

Kimberly Kronick-Worrall
Notary Public

Name: Kimberly Kronick-Worrall

Commission Expiration Date: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DR1 72303226 QC101 01 0407

202205250060614

_____ (SEAL)
Gerald Miller

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Gerald Miller**, 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.

Kimberly Kronick-Worrall
Notary Public

Name: Kimberly Kronick-Worrall

Commission Expiration Date: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DR1 72303226 QC101 01 0507

202205250060614

## 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)**
**Colby Whiteside**

**Subscribed and sworn to before me on this the** 10 **day of** May, **20** 22

_____
**Notary Public**

**NAME:** Kimberly Kronick-Worrall

**My Commission Expires:** 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DR1 72303226 QC101 01 0607

202205250060614

## EXHIBIT A

**Legal Description:**

**Tax Id Number(s): 165 05 0A 077.00**

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

**A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 77, SUBDIVISION PLAT, SECTION 1, PHASE 1, SOUTH SHORE, OF RECORD IN INSTRUMENT NO. 20020624-0075604, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.**

Parcel Identification Number: 165 05 0A 077.00
Commonly Known As: **229 Oceanfront Cir. S, Antioch, TN 37013**

**Being the same property conveyed to Colby Whiteside, a single woman and Gerald Miller, a single man, by deed dated March 19, 2018 of record in Deed Instrument/Case No. 20180320-0026252, in the County Clerk's Office.**

DR1 72303226 QC101 01 0707

202205250060614

**Tennessee Certification of Electronic Document**

I, Sam Rider, 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 5/6/2022 (date of document).

Affiant Signature

May 9, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 09 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE

202205250060614