Karen Johnson Davidson County
Batch# 871472 DEEDQC
06/14/2022 02:36:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220614-0067919

----------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:**
**Susan L. Warner and Subramaniam Sriram**
**2917 22nd Ave. S, Nashville, TN 37215**

Real Estate Tax ID Number: **11702019400**

**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)**

72410991-8315269

**This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).**

**THIS QUITCLAIM DEED,** made this 3rd day of June, 20 22, by and between **Subramaniam Sriram and Susan L. Warner AKA Susan Warner, Trustees of the Subramaniam Sriram and Susan L. Warner Revocable Living Trust, dated 9/14/1999, also amended and restated on 5/10/2022, who erroneously acquired title as Subramaniam Sriram and Susan Warner, Trustees of the Subramaniam Sriram and Susan L. Warner Revocable Living Trust**, whose post office address is **2917 22nd Ave. S, Nashville, TN 37215,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Susan L. Warner and Subramaniam Sriram, wife and husband,** whose post office address is, **2917 22nd Ave. S, Nashville, TN 37215,** 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 72410991 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: 2917 22nd Ave. S, Nashville, TN 37215**

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 72410991 QC101 01 0307

The Subramaniam Sriram and Susan L. Warner Revocable Living Trust, dated 9/14/1999, also amended and restated on 5/10/2022

By: _____ (SEAL)
Subramaniam Sriram
Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Subramaniam Sriram, Trustee**, 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 he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Name: I. Scruggs

Commission Expiration Date:

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

The Subramaniam Sriram and Susan L. Warner Revocable Living Trust, dated 9/14/1999, also amended and restated on 5/10/2022

By: Susan Warner AKA Susan Warner (SEAL)
Susan L. Warner AKA Susan Warner
Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Susan L. Warner AKA Susan Warner, Trustee**, 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 he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Name: L. Scruggs

Commission Expiration Date: My Commission Expires Nov. 6, 2024

L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DR1 72410991 QC101 01 0507

202206140067919

# 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).**

Susan L Warner **(SEAL)**

**Susan L. Warner**

**Subscribed and sworn to before me on this the** 3rd **day of** June, **20**22.

**Notary Public**

**NAME:** I. Scruggs

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires Nov. 6, 2024

**My Commission Expires:**

DR1 72410991 QC101 01.0607

202206140067919

## EXHIBIT A

**Legal Description:**

**Tax Id Number(s): 11702019400**

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

**BEING LOT NO. 37 OF THE PLAN OF W.V. DAVIDSON'S HILLSBORO HIGHLANDS, SECTIONS 2 & 3, AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

Parcel Identification Number: 11702019400
Commonly Known As: **2917 22nd Ave. S, Nashville, TN 37215**

**Being the same property conveyed to Subramaniam Sriram and Susan Warner, Trustees of the Subramaniam Sriram and Susan L. Warner Revocable Living Trust, by deed dated December 16, 2011 of record in Deed Instrument/Case No. 20111227-0101007, in the County Clerk's Office.**

DR1 72410991 QC101 01 0707

**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 6/3/2022 (date of document).

Affiant Signature

Jun 7, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 07 day of June, 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