Karen Johnson Davidson County
Batch# 873686 DEEDQC
06/17/2022 11:41:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220617-0069644

Dear Davidson County Register of Deeds

RE: 4010 Copeland Dr., Nashville, TN 37215-2202

FROM: Michael Edward Ryan, Jr., as Trustee of The Michael Edward Ryan, Jr. Revocable Trust, Dtd. September 22, 2016, and Danna Rae Ryan, as Trustee of The Danna Rae Ryan Revocable Trust, Dtd. September 22, 2016

TO: Michael Edward Ryan, Jr. and Danna Rae Ryan, husband and wife

Assessor's Parcel Number: 116 16 0 050.00

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, 71533064QC10101010107

----------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:
Michael Edward Ryan, Jr. and Danna Rae Ryan
4010 Copeland Dr., Nashville, TN 37215-2202

Real Estate Tax ID Number: **116 16 0 050.00**

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)

71533064 - 7848373

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 4th day of November, 2021, by and between **Michael Edward Ryan, Jr., as Trustee of The Michael Edward Ryan, Jr. Revocable Trust, Dtd. September 22, 2016, and Danna Rae Ryan, as Trustee of The Danna Rae Ryan Revocable Trust, Dtd. September 22, 2016**, whose post office address is **4010 Copeland Dr., Nashville, TN 37215,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Michael Edward Ryan, Jr. and Danna Rae Ryan, husband and wife**, whose post office address is, **4010 Copeland Dr., 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 71533064QC10101020?

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: 4010 Copeland Dr., Nashville, TN 37215-2202

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 71533064QC10;1010307.

The Michael Edward Ryan, Jr. Revocable Trust, Dtd. September 22, 2016

By: Michael Edward Ryan Jr. (SEAL)

Michael Edward Ryan, Jr.

Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michael Edward Ryan, Jr.**, **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.

Erica Davis

Notary Public

Name: Erica Davis

Commission Expiration Date: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

DR1 71533064QC10101040 7

The Danna Rae Ryan Revocable Trust, Dtd. September 22, 2016

By: Danna Rae Ryan (SEAL)
Danna Rae Ryan
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Danna Rae Ryan, 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.

Erica Davis

Notary Public

Name: Erica Davis

Commission Expiration Date: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

DR1 71533064QC101010507

202206170069644

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 4th **day of** November, **20**21.

_____
Notary Public

NAME: Erica Davis

My Commission Expires: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

DR1, 7:1533064QC10:1010708

202206170069644

Tennessee Certification of Electronic Document

I, Perry 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 11/6/2021 (date of document).

Affiant Signature

Nov 6, 2021
Date

State of Michigan

County of Wayne

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

EXHIBIT A

Legal Description:

Tax Id Number(s): 116 16 0 050.00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF EVERGREEN HEIGHTS, PART TWO OF RECORD IN PLAT BOOK 1835, PAGE 19, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 40 FRONTS 105 FEET ON THE EASTERLY MARGIN OF COPELAND DRIVE AND EXTENDS BACK 225.1 FEET ON THE SOUTHERLY LINE AND 226.5 FEET ON THE NORTHERLY LINE, WHICH IS A BROKEN LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 114.6 FEET.

Parcel Identification Number: 116 16 0 050.00
Commonly Known As: **4010 Copeland Dr., Nashville, TN 37215-2202**

Being the same property conveyed to Michael Edward Ryan, Jr., as Trustee of The Michael Edward Ryan, Jr. Revocable Trust, dtd. September 22, 2016, and Danna Rae Ryan, as Trustee of The Danna Rae Ryan Revocable Trust, Did. September 22, 2016, by deed dated April 15, 2019 of record in Deed Instrument/Case No. 20190417-0035313, in the County Clerk's Office

DR1 7153064QC101010707