Karen Johnson Davidson County
Batch# 877654 DEEDQC
06/24/2022 12:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220624-0072498

----------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:
Nancy C. Bergman
312 Rocky Top Ct., Antioch, TN 37013

Real Estate Tax ID Number: **176050B14400CO**

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 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 15th day of June, 2022, by and between **Nancy C. Bergman Trustee(S) respectively, and his/her/their successors under a Revocable Living Trust For The Benefit of Nancy C. Bergman, under the terms of The Living Trust of Nancy C. Bergman Dated 8/10/2017, its successors and assigns,** whose post office address is **312 Rocky Top Ct., Antioch, TN 37013,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Nancy C. Bergman, unmarried,** whose post office address is, **312 Rocky Top Ct., 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 72436401 QC202 01 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: 312 Rocky Top Ct., 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))

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The Living Trust of Nancy C. Bergman, dated 8/10/2017

By: Nancy C. Bergman, trustee (SEAL)
Nancy C. Bergman
Trustee

STATE OF TN

COUNTY Rutherford, to wit:

Personally appeared before me, a Notary Public of said county and State, **Nancy C. Bergman, 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: MATT DECKARD

Commission Expiration Date: 6/18/23

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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202206240072498

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Rutherford **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Nancy C. Bergman (SEAL)

Nancy C. Bergman

Subscribed and sworn to before me on this the 15th **day of** June, **20** 22.

Matt Deckard

Notary Public

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME: MATT DECKARD

My Commission Expires: 6/18/23

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EXHIBIT A

Legal Description:

Tax Id Number(s): 176050B14400CO

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

BEING LOT NO. 242 ON THE PLAN OF HICKORY WOODS ESTATES, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGES 885, 886 AND 887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Parcel Identification Number: 176050B14400CO
Commonly Known As: **312 Rocky Top Ct., Antioch, TN 37013**

Being the same property conveyed to Nancy C. Bergman Trustee(S) respectively, and his/her/their successors under a Revocable Living Trust For The Benefit of Nancy C. Bergman, under the terms of The Living Trust of Nancy C. Bergman Dated 8/10/2017, its successors and assigns, by deed dated August 10, 2017 of record in Deed Instrument/Case No. 20171016-0105592, in the County Clerk's Office.

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202206240072498

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 6/15/2022 (date of document).

Affiant Signature

Jun 16, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 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