Karen Johnson Davidson County
Batch# 893775 DEEDQC
07/26/2022 09:57:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220726-0085124

----------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:
Betty J. Matlock
2109 Laguna Bay, Madison, TN 37115

Real Estate Tax ID Number: **052 08 0A 008.00**

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.

72407512-
8356850

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 21st day of July ,2022 , by and between **Betty J. Matlock, unmarried, and Jermaine B. Phillips, unmarried**, whose post office address is **2109 Laguna Bay, Madison, TN 37115,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Betty J. Matlock, unmarried**, whose post office address is, **2109 Laguna Bay, 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 72407512 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: 2109 Laguna Bay, 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))

DR1 72407512 QC101 01 0307

202207260085124

Betty J. Matlock (SEAL)
Betty J. Matlock

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Betty J. Matlock**, 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.

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Adrienne Mims

Notary Public

Name: AdrienneMims

Commission Expiration Date: 1/8/2024

DR1 72407512 QC101 01 0407

202207260085124

Jermaine B. Phillips (SEAL)

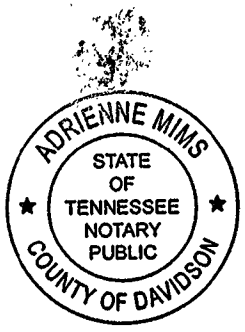
Jermaine B. Phillips

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jermaine B. Phillips**, 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.



Adrienne Mims

Notary Public

Name: Adrienne Mims

Commission Expiration Date: 4/8/2024

DR1 72407512 QC101 01 0507

202207260085124

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).

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Betty J Matlock (SEAL)

Betty J. Matlock

Subscribed and sworn to before me on this the 21st **day of** July, **2022.**

Adrienne Mims
Notary Public

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME: Adrienne Mims

My Commission Expires: 1/8/2024

DR1 72407512 QC101 01 0607

202207260085124

EXHIBIT A

Legal Description:

Tax Id Number(s): 052 08 0A 008.00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8, PHASE ONE, SECTION ONE, HERON WALK, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

Parcel Identification Number: 052 08 0A 008.00
Commonly Known As: **2109 Laguna Bay, Madison, TN 37115**

Being the same property conveyed to Betty J. Matlock and Jermaine B. Phillips, both unmarried, by deed dated May 27, 2008 of record in Deed Instrument/Case No. 20080529-0054669, in the County Clerk's Office.



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 7/21/2022 (date of document).

Affiant Signature

Jul 25, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 25 day of July, 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