Return to: Robert Rutherford
1312 6th Ave North
Nashville, TN 37208

ADDRESS OF NEW OWNER
Nicola LaMattina
2521 Forest View Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map:
149-262.00

BILL GARRETT, Davidson County
Trans:T20120027048 DEEDQC
Recvd: 04/13/12 10:56 2 pgs
Fees:12.00 Taxes:0.00
20120413-0031705

Quitclaim Deed

FOR AND IN CONSIDERATION of the sum of one ($1.00) dollar, cash in hand paid, and other good and valuable considerations, and for the purpose of making a conveyance to create a fee simple estate I, **Rosaria LaMattina,** by these presents do hereby quitclaim, transfer and convey unto **Nicola LaMattina,** all of my right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, December 10, 1978, as follows, to wit:

Beginning at an iron pin in the southerly margin of Murfreesboro Road at the northeasterly corner of the John G. Doak, Trustee, property described in the deed of record in Book 5225, Page 721, Register's Office for Davidson County, Tennessee; thence South 48 degrees 59 minutes West 184.4 feet to an iron pin; thence South 44 degrees 23 minutes East 103.00 feet to an iron pin; thence North 48 degrees 03 minutes East 184.4 feet to an iron pin on the southerly margin of Murfreesboro Road; thence along the southerly margin of Murfreesboro Road, North 45 degrees 53 minutes West 100.00 feet to an iron pin and the point of beginning.

Included in the above description but expressly excluded from this conveyance is that property deeded to the State of Tennessee by deed of record in Book 10172, Page 237, Register's Office for said County.

Subject to easement of record in Book 10332, Page 201, Register's Office for said County.

Being the same property conveyed to Angelo LaMattina and Rosaria LaMattina by Warranty Deed of record in Instrument No. 20041230-0154727, Register's Office for said County. The said Angelo LaMattina has since passed away on January 25, 2010.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of April, 2012.

Rosaria LaMattina
Rosaria LaMattina

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before undersigned, a Notary Public in and for said State and County, Rosaria LaMattina with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official, this 4 day of April, 2012.

Maxine Q. Sims
Notary Public
My commission expires:

MAXINE Q. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual value or consideration, whichever is greater, for this transfer is $0.00.

Rosina L Mattini
Affiant

Sworn to and subscribed before me this the 5th day of April, 2012.

Maxine Q. Sims
Notary Public
My commission expires:

MAXINE Q. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Prepared by:
Robert W. Rutherford
Serenity Title & Escrow
565 Willow Hill Circle
Murfreesboro, TN 37127
No title search was done for the preparation of this document. Prepared based on information in the Register's Office for Rutherford County, Tennessee, current deed of record.