BILL GARRETT, Davidson County
Trans: T20120064167 DEEDQC
Recvd: 08/28/12 08:44 2 pgs
Fees: 12.00 Taxes: 0.00

20120828-0077257

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14,
X-0082 (1)

ADDRESS NEW OWNER AS FOLLOWS:

Joan Celli
735 Tulip Grove Road #124
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

075120F01300CO

Document Preparation Only – No Title Exam Performed

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ERIC J. CELLI, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to JOAN CELLI, a widow, never having remarried, hereinafter called the Grantee, her heirs and/or assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot 13 a/k/a Unit 124, Tulip Grove Townhomes, a Horizontal Property Regime, as shown on plat of record in Exhibit "B" of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being improved property known as 735 Tulip Grove Road, #124, Hermitage, TN 37076.

Being all of the same property conveyed to Eric J. Celli by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company of record as Instrument No. 20061005-0123873, Register's Office for Davidson County, Tennessee, dated September 29, 2006.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24th day of August, 2012.

Eric J. Celli

STATE OF Florida)
COUNTY OF Duval)

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric J. Celli, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, Jacksonville (city), Florida (state), this 24th day of August, 2012.

Notary Public

SOKVON UONG
Notary Public, State of Florida
Commission# DD958483
My comm. expires Feb. 4, 2014

My Commission Expires: 2/4/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 15th day of August, 2012.

Notary Public
My commission expires: 11/3/15

