This instrument prepared by and return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Map & Parcel: 95-8-98.00

# QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **Victor Mastrianni, Jr., a married man,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said, **Victor Mastrianni and wife, Tracy Mastrianni** the Grantees, herein in fee simple, their (successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot 36, EVA-MOR HEIGHTS, as shown on plat of record in Plat Book 1424, Page 149, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victor Mastrianni, Jr., a married man by Quitclaim Deed from Lila Mastrianni, an unremarried widow dated September 4, 2012, filed for record on October 23, 2012 in Instrument No. 20121023-0097044, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Victor Mastrianni and Lila Mastrianni, tenants by the entirety and Victor Mastrianni, Jr., unmarried, with right of survivorship by Warranty Deed from Catherine A. Sharbel, recorded on the 1st day of March, 2002 in Instrument No. 20020301-0025897, in the Register's Office of Davidson County, Tennessee. The said Victor Mastrianni (Sr.) having since died on January 18, 2011. The said Victor Mastrianni Jr. being one and the same person as Victor Mastrianni.

This is improved property known as **229 Graylynn Drive, Nashville, TN 37214.**

Victor Mastrianni, Jr.

BILL GARRETT, Davidson County
Trans:T20120093506 DEEDOC
Recvd: 12/06/12 14:50 2 pgs
Fees:12.00 Taxes:0.00
20121206-0112662

STATE OF TN
COUNTY OF Davidson

On this the 28 day of November, 2012, before me personally appeared Victor Mastrianni, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of November 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE of TN
County of Davidson

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

Subscribed and sworn to before me, this 28 day of November 2012.

Affiant

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**New Owner and Send Tax Bills to:**
Victor Mastrianni
229 Graylynn Drive
Nashville, TN 37214