BILL GARRETT, Davidson County
Trans: T20130040790 DEEDQC
Recvd: 05/16/13 09:41 2 pgs
Fees: 12.00 Taxes: 0.00

20130516-0049291

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF Feb, 2013.

Notary Public

MY COMMISSION EXPIRES: May 3 2016
(AFFIX SEAL)

JENNIFER LEE SIMMONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Noreen S. Yasay and Justin R. Yasay (NAME) | Suntrust Mortgage, Inc. (NAME) | |
| 320 Old Hickory Blvd 103 (ADDRESS) | 1001 Semmes Avenue (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Richmond, VA 23224 (CITY) (STATE) (ZIP) | 128-12-0-A-005.00 |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FLOREMIL S. DACPANO, ERNESTO DACPANO, AND NOREEN S. DACPANO NOW KNOWN AS NOREEN S. YASAY**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **NOREEN S. YASAY AND JUSTIN R. YASAY**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TC WIT:

**A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5, BUILDING NO. 1, OF EAGLE RIDGE AT THE RESERVE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, NASHVILLE, TENNESSEE, AS SHOWN ON THE PLAT OF SECTION 1, PHASE 1A EAGLE RIDGE AT THE RESERVE, CONDOMINIUM APARTMENTS, AS ESTABLISHED BY A MASTER DEED RECORDED IN INSTRUMENT NO. 20011011-0110875, AS SUPPLEMENTED AND AMENDED, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.**

**BEING THE SAME PROPERTY CONVEYED TO NOREEN S. DACPANO, AN UNMARRIED PERSON, AND FLOREMIL S. DACPANO, AND HUSBAND, ERNESTO DACPANO, JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, BY DEED FROM MICHAEL BRUCE ERNST, AN UNMARRIED PERSON OF RECORD AT INSTRUMENT NO. 20090401-0029409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 30, 2009 AND RECORDED ON APRIL 1, 2009. SAID NOREEN S. DACPANO HAVING SINCE MARRIED AND IS NOW KNOWN AS NOREEN S. YASAY.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

This is
( ) unimproved
( X ) improved

property known as 320 Old Hickory Blvd 103 Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 23rd day of February 2013

FLOREMIL S. DACPANO

NOREEN S. YASAY

ERNESTO DACPANO

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Lee Simmons - Floremil S Dacpano, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of February, 2013.

Notary Public

My Commission Expires: May 3, 2016

JENNIFER LEE SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Lee Simmons - Noreen S Yasay, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of February, 2013.

Notary Public

My Commission Expires: May 3, 2016

JENNIFER LEE SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Lee Simmons - Ernesto Dacpano, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of February 2013.

Notary Public

My Commission Expires: May 3, 2016

JENNIFER LEE SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
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