File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/09/15 08:17 2 pgs
Fees:12.00 Taxes:0.00
20151109-0113525

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 10th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Paro	Same	083 09 0 413.00
(NAME)	(NAME)	
1902 Holly Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Diane Paro, Trustee of the Diane Paro Revocable Living Trust, dated October 10, 2008

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paro Holmes, LLC,

HEREINAFTER CALLED THE GRANTEE(S), MY HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Being Lot No. 4 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Diane Paro, Trustee of the Diane Paro Revocable Living Trust, dated October 10, 2008, by Quitclaim Deed from Diane J. Paro, dated October 10, 2008, and recorded in Instrument No. 20081010-0102791, and being re-conveyed in Instrument No. 20130222-0017974, in the Register of Deeds Office in and for Davidson County, Tennessee.

Being the same property conveyed to Diane J. Paro, by Warranty Deed from Michael Rhodes, dated March 17, 2006, and recorded in Instrument No. 20060321-0032106, in the Register of Deeds Office in and for Davidson County, Tennessee.

This being investment property only and having never been the residence of the grantor.

This conveyance is subject to any and all existing restriction and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1407 Woodland Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6 th day of Nov, 2015.

Diane Paro, Trustee of the Diane Paro Revocable Living Trust, dated October 10, 2008

Diane Paro, Trustee
Diane Paro, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Paro, Trustee **as Successor Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the Diane Paro Revocable Living Trust, dated October 10, 2008 and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 6, day of November, 2015.

Notary Public
My Commission expires: 2.25.19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 7, 2011

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027