File Box 8

BILL GARRETT, Davidson County
Trans:T20150109667 DEEDQC
Recvd: 12/29/15 14:27 2 pgs
Fees:12.00 Taxes:0.00
20151229-0130707

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
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Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Minna Cook Gioia Bradford Gioia 126 Ensworth Ave Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 118-1-317

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, in order to create a survivorship interest between the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jan Baker Pass and spouse, Lawrence J. Pass**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **Minna Cook Gioia and spouse, Bradford Gioia,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to certain tracts or parcels of land described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Lot No. 149 on the Plan of Montrose Place, as shown by plat appearing of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Jan Baker Pass and Lawrence J. Pass, wife and husband, and Minna Cook Gioia and Bradford Gioia, wife and husband, by Warranty Deed from Dale Nergenah, unmarried, dated November 26, 2002 and recorded on December 19, 2002 as Inst. No. 20021219-0156646, Register's Office for said County.

Description Reference: The property is described according the recorded subdivision plan.

This is improved property known as: 913 Montrose Ave., Nashville, TN 37204.

WITNESS THE EXECUTION HEREOF on December 14, 2015.

Jan Baker Pass

Lawrence J. Pass

State of Tennessee
County of Davidson

On December 14, 2015, before me the undersigned authority, personally appeared **Jan Baker Pass and Lawrence J. Pass,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Stacie Peek
Notary Public

My Commission Expires: 1/08/2019

STACIE PEEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Marina Cook Giora
Affiant

Sworn and subscribed before me on Dec 21, 2015.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019