Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160027976 DEEDQC
Recvd: 04/06/16 12:47 2 pgs
Fees:12.00 Taxes:0.00
20160406-0033005

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Daniel A. Serafini 4610 Elkins Ave Nashville, TN 37209	NEW OWNER	103-08-0-122.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **DANIEL A. SERAFINI, TRUSTEE DANIEL A. SERAFINI OF THE ANGELO SERAFINI AND FLORENCE SERAFINI REVOCABLE LIVING TRUST AGREEMENT,** by these presents do hereby quitclaim and convey unto **DANIEL A. SERAFINI**, his heirs and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision of the Easterly part of Lot 349, West Lawn Subdivision, of record in Plat Book 3842, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANGELO SERAFINI AND WIFE, FLORENCE SERAFINI, by deed from SUSAN HENDERSON, UNMARRIED AND CLIFFORD FOSTER, UNMARRIED, of record in Instrument No. 20070806-0093133, dated July 31, 2007, said Register's Office. Said ANGELO SERAFINI having died on or about April 8, 2010, leaving FLORENCE SERFAINI as surviving tenant by the entirety. FLORENCE SERFAINI died on or about May 31, 2014. Pursuant to the Last Will and Testament of FLORENCE SERFAINI in The Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Case No. 14P1423, said property was devised in to DANIEL A. SERAFINI, TRUSTEE OF THE ANGELO SERAFINI AND FLORENCE SERAFINI REVOCABLE LIVING TRUST AGREEMENT.

Grantee warrants that this property is not the marital residence of the Grantee's spouse and is not subject to any marital interests therein.

This is improved property known as **4116 Westlawn Dr, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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

Daniel A. Serafini Trustee

DANIEL A. SERAFINI, TRUSTEE OF THE ANGELO SERAFINI AND FLORENCE SERAFINI REVOCABLE LIVING TRUST AGREEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **DANIEL A. SERAFINI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **TRUSTEE** of **THE ANGELO SERAFINI AND FLORENCE SERAFINI REVOCABLE LIVING TRUST AGREEMENT** the within named bargainor, a Trust and that he as such **TRUSTEE** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **DANIEL A. SERAFINI, AS TRUSTEE OF THE ANGELO SERAFINI AND FLORENCE SERAFINI REVOCABLE LIVING TRUST AGREEMENT**

Witness my hand, at office, this 5th day of April, 2016.

Notary Public
My commission expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Daniel A. Serafini
Affiant

Sworn to and subscribed before me this 5th day of April, 2016.

Notary Public
My commission expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY