Davidson County DEEDQC
Recvd: 08/05/16 09:39 4 pgs
Fees:22.00 Taxes:0.00
20160805-0081223

Commitment Number: 674076

After Recording Return To:
ANNA MARIA PERUZZI and **DAVID PERUZZI**
4729 Clarksville Pike, Nashville, TN 37218

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
ANNA MARIA PERUZZI and **DAVID PERUZZI**, 4729 Clarksville Pike, Nashville, TN 37218

EXEMPT FROM TRANSFER TAX
67-4-409(a)(3)(A) adding spouse to title

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04900000700

QUITCLAIM DEED

ANNA MARIA PERUZZI, married to David Peruzzi, hereinafter grantor, whose tax-mailing address is **4729 Clarksville Pike, Nashville, TN 37218**, for $ 0.00 (Zero and 00/100 Dollars) in consideration paid, grants and quitclaims to **ANNA MARIA PERUZZI** and **DAVID PERUZZI**, wife and husband, hereinafter grantees, whose tax mailing address is **4729 Clarksville Pike, Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE HERMAN THOMPSON TRACT AND DESCRIBED ACCORDING TO A SURVEY MADE BY WILKINSON, SURVEYOR, DATED SEPTEMBER 6, 1956. BEGINNING AT A POINT ON THE WESTERLY MARGIN OF STATE HIGHWAY NO. 112, AND SAID POINT, BEING 425 FEET SOUTHEASTERLY FROM THE COMMON CORNER OF THE SAID

THOMPSONS AND ADCOCK ON THE WESTERLY MARGIN OF SAID STATE HIGHWAY; THENCE LEAVING SAID STATE HIGHWAY SOUTH 69 DEGREES 11 MINUTES WEST 300 FEET TO A POINT AND CORNER OF THE LAND BEING DESCRIBED AND CONVEYED; THENCE SOUTH 20 DEGREES 34 MINUTES EAST 132 FEET TO A POINT AND CORNER; THENCE NORTH 72 DEGREES 43 MINUTES EAST 300 FEET TO A CORNER AND WESTERLY MARGIN OF THE SAME NORTH 20 DEGREES 15 MINUTES WEST 150 FEET TO THE PLACE OF THE BEGINNING.
Property Address is: 4729 CLARKSVILLE PIKE, NASHVILLE, TN 37218

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded in Instrument #20100910-0072128in the Register's Office of Davidson County, Tennessee.

Parcel ID: 04900000700

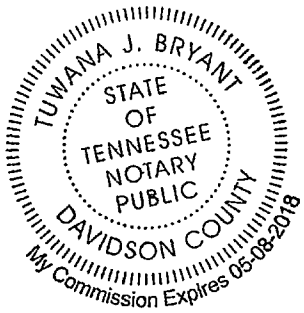
Executed by the undersigned on July 19, 2016:

ANNA MARIA PERUZZI

DAVID PERUZZI

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 19, 2016 by **ANNA MARIA PERUZZI and DAVID PERUZZI** who are personally known to me or have produced TN Driver License as identification, and furthermore, the aforementioned persons have acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public

True Copy Certification

I, JEFF DONNELLY, 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.

Jeff Donnelly
Jeff Donnelly Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Nicole M. Yonlisky a notary public for this county and state, JEFF DONNELLY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nicole M Yonlisky
Notary's Signature

My Commission Expires: 5-8-2019
Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nicole M. Yonlisky, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES