Davidson County DEEDQC
Recvd: 10/04/16 13:27 4 pgs
Fees:22.00 Taxes:0.00
20161004-0104686

This instrument was prepared by:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 7th day of September, 2016, by and between NICHOLAS J. NAPOLITANO a married man, herein called Party of the First Part and NICHOLAS JAMES NAPOLITANO AND LAUREN WILLS NAPOLITANO, Trustees under the NICHOLAS AND LAUREN NAPOLITANO LIVING TRUST DATED March 28, 2016 herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – 172-12-OD-445.00

SITUATE, LYING AND BEING in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. V-7 as shown on Exhibit B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, and as shown in the Master Deed of record in Instrument No. 20020315-0032825, said Register's Office.

BEING the same property conveyed to the Party of the First Part by deed dated October 24th, 2006 of record in said Register's Office, Instrument No. 20061114-0141079.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Party of the First Part hereunto signs his name on the day and year first above written.

NICHOLAS J. NAPOLITANO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of September, 2016, before me appeared NICHOLAS J., the within named person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the State and County aforesaid this 7th day of September, 2016.

NOTARY PUBLIC

My commission expires May 08, 2017.

JO BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES. MAY 08, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

Nicholas Napolitano, AFFIANT

Sworn to and subscribed before me, this 7th day of September, 2016.

NOTARY PUBLIC

My commission expires: May 08, 2017

JO BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES. MAY 08, 2017

NAME & ADDRESS OF PROPERTY OWNER:

NICHOLAS AND LAUREN NAPOLITANO
LIVING TRUST and
NICHOLAS JAMES NAPOLITANO and LAUREN
WILLS NAPOLITANO, Trustees
8277 Middlewick Lane
Nolensville, TN 37135

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

Countrywide Home Loans
501 Corporate Centre Dr., #400
Franklin, TN 37067

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

True Copy Certification

I, Sheryll A. Hanks, 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.

Sheryll A Hanks
Signature

State of Tennessee

County of Washington

Personally appeared before me. [Stephanie Smith], a notary public for this county and state, [Sheryll A. Hanks] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

STEPHANIE J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

My Commission Expires: June 27, 2018
Notary' Seal (if on paper)

Grantor(s): Nicholas Napolitano
Lauren Napolitano

Grantee(s): Nicholas Napolitano, TTEE
Lauren Napolitano, TTEE

Address: 8277 Middlewick Lane
Nolensville, TN 37135