This Instrument is prepared by:
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

BILL GARRETT, Davidson County
Trans:T20170025044 DEEDQC
Recvd: 03/24/17 11:13 2 pgs
Fees:12.00 Taxes:0.00
20170324-0028931

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel:**
Richard Delrossi Matthew J Delrossi 7 Highland St Unit D Wakefield MA 01880	same	10714011900

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged**; Richard Delrossi, an unmarried man** does hereby quitclaim and transfer to **Richard Delrossi, an unmarried man and Matthew J Delrossi**, a single man all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Being lot no. 163, on the map of Miro Meadows, of record in Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 163 fronts 70 feet on the west side of Kipling Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Richard Delrossi by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 09/13/2012, of record in Instrument No. 20120925-0087170, said Register's Office.

This conveyance is further subject to (1) 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) any and all other matters of public record.

****This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished****

This is improved property known as: **1003 Kipling Drive Nashville, TN 37217**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 20th day of March 2017.

Richard Delrossi

STATE OF Massachusetts
COUNTY OF Middlesex

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Delrossi with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Wakefield, Massachusetts, this the 20th day of March 2017.

Notary Public

My Commission expires: FELICIA M. FRINGUELLI NOTARY PUBLIC Commonwealth of Massachusetts My Commission Expires October 26, 2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 23rd day of March 2017.

Notary Public

My Commission Expires: 8/18/18

Vanessa E. Allen Notary Public STATE OF TENNESSEE Rutherford County