This Instrument Prepared By:
Kristen B. Amonette
Lindsey +Amonette, PLLC
One American Center
3100 West End Avenue, Suite 860
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 04/05/17 14:53 5 pgs
Fees:27.00 Taxes:0.00
20170405-0033521

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
John M. Pieroni 231 Fairway Drive Nashville, Tennessee 37214	First Bank 6131 Shallowford Road, Suite 102 Chattanooga, Tennessee 37421	095070118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Valerie E. Pieroni, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto John M. Pieroni, an individual, (hereinafter "Grantee") any interest she has in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 30 and part of Lot No. 31, on the plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said county, described together as follows:

Beginning on the Southeasterly margin of Fairway Drive at a point 10 feet Northeast of the corner of Lots No. 31 and 32; Thence with said drive Northeastwardly 153 feet to the corner of Lots No. 29 and 30; Thence with the said line of Lot No. 237; Thence with the Westerly line of Lots Nos. 237 and 238, and 239, Southwardly 234.2 feet to the Northerly line of the Baxter Property; Thence with said line Westwardly 114 feet to the corner of Lots no. 31 and 32; Thence with the line between said two lots Northwestwardly 53.7 feet; Thence Northeastwardly 10 feet; Thence Northwestwardly 325 feet to the beginning.

Being the same property conveyed to John M. Pieroni and wife, Valerie E. Pieroni, by Warranty Deed from Raul Morales and wife, Maria A Di Fonzo, of record in Instrument No. 20121226-0118541, on December 20, 2012, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. § 67-4-409, is $0.00, as this Quitclaim Deed is an adjustment of property rights between divorcing parties pursuant to a Final Decree of Divorce.

JOHN MICHAEL PIERONI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. § 67-4-409, is $0.00, as this Quitclaim Deed is an adjustment of property rights between divorcing parties pursuant to a Final Decree of Divorce.

Valerie E Pieroni
VALERIE ELIZABETH PIERONI

This is improved property located at 231 Fairway Drive, Nashville Tennessee 37214, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 4th day of MARCH, 2017.

JOHN MICHAEL PIERONI

Valerie E Pieroni
VALERIE ELIZABETH PIERONI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Michael Pieroni, the within named Grantee, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of March, 2017.

Emily Myers
NOTARY PUBLIC

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: October 7. 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valerie Elizabeth Pieroni, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of March, 2017.

Emily Myers
NOTARY PUBLIC

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: October 7. 2019

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 AND PART OF LOT NO. 31, ON THE PLAN OF MERRY OAKS, AS OF RECORD IN BOOK 1835, PAGES 67 AND 68, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:
BEGINNING ON THE SOUTHEASTERLY MARGIN OF FAIRWAY DRIVE AT A POINT 10 FEET NORTHEAST OF THE CORNER OF LOTS NO. 31 AND 32; THENCE WITH SAID DRIVE NORTHEASTWARDLY 153 FEET TO THE CORNER OF LOTS NO. 29 AND 30; THENCE WITH THE SAID LINE OF LOT NO. 237; THENCE WITH THE WESTERLY LINE OF LOTS NOS. 237 AND 238, AND 239, SOUTHWARDLY 234.2 FEET TO THE NORTHERLY LINE OF THE BAXTER PROPERTY; THENCE WITH SAID LINE WESTWARDLY 114 FEET TO THE CORNER OF LOTS NO. 31 AND 32; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWESTWARDLY 53.7 FEET; THENCE NORTHEASTWARDLY 10 FEET; THENCE NORTHWESTWARDLY 325 FEET TO THE BEGINNING.

Parcel ID: 09507011800

Commonly known as 231 Fairway Drive, Nashville, TN 37214
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **JOHN M. PIERONI AND WIFE, VALERIE E. PIERONI** BY DEED RECORDED ON **December 26, 2012** IN **Instrument: 20121226-0118541**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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.

Signature

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019