BILL GARRETT, Davidson County
Trans:T20170031483 DEEDQC
Recvd: 04/17/17 08:28 2 pgs
Fees:12.00 Taxes:0.00
20170417-0036493

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is: $-0-.

Emilia Sherfy
Affiant

Subscribed and sworn to before me, this 11 day of April 2017.

Bruce V. Commy
Notary Public

My Commission Expires: 7/6/2020

BRUCE V. COMMY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emilia and Michael Sherfy 5610 Kentucky Ave Nashville, TN 37209	New Owner	091-06-0-298.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Emilia Occhipinti, now known as Emilia Anne Occhipinti Sherfy, a married woman and Michael Sherfy, a married man,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Emilia Anne Occhipinti Sherfy and Michael Sherfy, wife and husband,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 3 feet of Lot 1513 and all of Lot 1515 and the Easterly 28.5 feet of Lot No. 1517 front, and the Easterly 18 feet of Lot 1515, and the Westerly 9 feet of Lot 1513 rear, Map of Extension of Plan No. 1, West Nashville, Block 200, Register's Office for Davidson County, Tennessee, or record in Plat Book 57, Page 173, said Register's Office. Beginning at a stake in the North margin of Kentucky Avenue South 85 degrees West 182 feet from the Westerly margin of 56th Avenue, North, running thence with the Northerly margin of Kentucky Avenue, South 85 degrees West 39.5 feet to an iron pin at the intersection of the Northerly margin of Kentucky Avenue and Morrow Road, passing the original Lot line of Lots Nos. 1513 and 1515 at 3 feet, also passing the original Lot line of Lots 1515 and 1517 at 28 feet, thence running North 59 degrees 30' West, with the Northerly margin of Morrow Road 17 feet to a stake, thence North 9 degrees East 143.8 feet to a stake in the Southerly margin of a 25-foot alley, said line crossing the original Lot line of Lots Nos. 1515 and 1517 at 107 feet more or less, and stake being located North 85 degrees East 7 feet from the original Lot corner of Lots Nos. 1515 and 1517, running thence with the Southerly margin of said 25-foot alley North 85 degrees East 27 feet to a cross on rock, passing the original Lot Line of Lots Nos. 1513 and 1515 at 18 feet, running thence South 3 degrees East 150.3 feet to the point of beginning.

Being the same property conveyed to Emilia Occhipinti, an unmarried woman and Michael Sherfy, an unmarried man by Warranty Deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20150209-0011885, Register's Office of Davidson County, Tennessee, dated February 4th, 2015 and recorded February 9th, 2015.

Emilia Occhipinti having since married and now being known as Emilia Anne Occhipinti Sherfy.

This is improved property known as 5610 Kentucky Ave, Nashville, TN 37209

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of April 2017.

Emilia Occhipinti n/k/a Emilia Anne Occhipinti Sherfy

Michael Sherfy

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Emilia Occhipinti n/k/a Emilia Anne Occhipinti Sherfy and Michael Sherfy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of April 2017.

Notary Public

BRUCE V.L. CRANEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires: 7/6/2020