BILL GARRETT, Davidson County
Trans:T20170046849 DEEDQC
Recvd: 06/02/17 10:36 2 pgs
Fees:12.00 Taxes:0.00
20170602-0055006

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 100
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Jonathan Berarducci
1055 Island Brook Drive
Hendersonville, TN

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 172-12-D/389.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

James Lucas, an unmarried person

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Jonathan Berarducci, a married person

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit R-1 as shown on Exhibit B2 & B5 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 Tow, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson county, Tennessee, Also being a 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 in said Register's Office.

Being the same property conveyed to Jonathan Berarducci, a married person and James Lucas, an unmarried person by deed from Regent Homes, LLC, a Tennessee Limited Liability company dated May 22, 2006 and filed for record as Instrument No. 20060531-0063940 and marital interest of Meghan Berarducci conveyed to Jonathan Berarducci of record as Instrument No. 20080104-0001079, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 26th day of April, 2017

James Lucas

STATE OF MARYLAND
COUNTY OF PRINCE GEORGES

Before me, Brittney Jackson a Notary Public in and for said County and State, personally appeared James Lucas, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2017

BRITTNEY JACKSON
COMMISSION EXPIRES
01/19/2019
PRINCE GEORGE'S COUNTY, MD.
NOTARY PUBLIC

My commission expires: 1/19/2019

STATE of TENNESSEE
COUNTY of Davidson

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

Michael L. Jones
Affiant

Sworn to and subscribed to before me this 31 day of May, 2017

My commission expires: 1-20-20

Notary Public

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY