BILL GARRETT, Davidson County
Trans:T20170052682 DEEDQC
Recvd: 06/20/17 11:58 4 pgs
Fees:22.00 Taxes:0.00
20170620-0061916

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE.

Affiant

Subscribed and sworn to before me, this 16 day of June, 2017.

Notary Public

My commission expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Lindsay Nichole Formosa 419 Chimney Top Drive Antioch, TN 37013	SAME	07107012400

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **L. R. DEMARCO, TRUSTEE OF THE LINDSAY NICOLE FORMOSA TRUST** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **LINDSAY NICHOLE FORMOSA,** his 3.0833% undivided interest as tenant in

and to a certain tract or parcel of land in Davidson County, Tennessee, being 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 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of survey made by W. C. Love, Surveyor, dated September 9, 1961, as follows:

Beginning at the northeast intersection of Trinity Lane and Dickerson Road; thence along the east margin of Dickerson Road in a northerly direction, 202.54 feet to a nail and bottle cap; thence leaving said road, North 88 deg. 53 min. East 188.64 feet to an iron pin; thence South 12 deg. 43 min. West 207.35 feet to an iron pin in the northerly margin of Trinity Lane; thence with said Lane in a westerly direction 182.80 feet to the beginning.

Subject to easement for drainage crossing the northeasterly corner of the land described above as shown on said survey by W. C. Love

INCLUDED in the above description, but expressly EXCLUDED therefrom is that property of record in Book 3762, page 173, Register's Office for Davidson County, Tennessee, conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as follows:

A tract of land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, described according to a copy of survey thereof made by Barge, Waggoner & Sumner, Engineers, in April 1963, more particularly described as:

Beginning at a nail set in a bottle cap at the northeast intersection of Trinity Lane and Dickerson Road; thence with the margin of Dickerson Road, northerly around a curve having a radius of 3,779.83 feet, a distance of 29.89 feet to an iron pin; thence around a curve in a southerly and southeasterly direction, having a radius of 25 feet, a distance of 43.75 feet to an iron pin in the north margin of Trinity Lane; thence with the margin of said Lane, South 90 deg. West 29.80 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6066, page 189, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of the land in the 12th, formerly 17th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point, being the southeastern corner of property belonging to Angelo Sr., and Katherine Formosa; thence westerly along the existing northern right-of-way line of East Trinity Lane, 153.0 feet, more or less, to a point; thence northwesterly, with a curve to the right, of

radius 25 feet, for 43.75 feet, more or less, to a point, said point being the existing right-of-way corner of East Trinity Lane and Dickerson Pike; thence northeasterly along the existing eastern right-of-way line of Dickerson Pike, with a curve to the left of radius 3780.0 feet, for 40.38 feet, more or less, to a point; thence southeasterly, with a curve to the left of radius 50.0 feet, for 87.76 feet to a point; thence easterly in a straight line, for 121.48 feet, more or less, to a point on the common property line of Parcels 124 and 125 of Map 71-7; thence southwesterly along the common property line for 10.04 feet, more or less, to the point of beginning and containing therein an area of 2444.50 square feet, more or less.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that property conveyed to the State of Tennessee, of record in Instrument No. 200001210007146, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the existing margin of State Route 65, said point being 46.12 feet left to the State Route 65 proposed centerline station 20+406.689, thence with said existing margin having a curve right and northwesterly 17 feet more or less to a point; said point being 52.14 feet right of State Route 11 proposed centerline station 50+021.857; thence with the proposed margin of State Route 65 (1) North 89 deg. 59 min. 11 sec. East 7.24 feet (2) South 3 deg. 13 min. 30 sec. East 9.40 feet (3) South 23 deg. 33 min. 48 sec. West 7.24 feet to the point of beginning, containing 86 square feet.

Being the same property conveyed to Angelo Formosa, Sr., and wife, Katherine N. Formosa by deed from Shell Oil Company, a Delaware corporation, dated February 9, 1981, of record in Book 5736, page 575, Register's Office for Davidson County, Tennessee. The said Katherine N. Formosa predeceasing Angelo Formosa, Sr. The said Angelo Formosa, Sr., having since died May 25, 1988 and Angelo Formosa, Jr., Salvatore J. Formosa, Sr. and Rose M. Formosa Bromley, Co-Executors of the Estate of Angelo Formosa, Sr., conveyed fee simple title to:

18.5% to Salvatore J. Formosa, Sr..
18.5% to Rose M. Formosa Bromley,
30% to The Estate of Pete A. Formosa, Sr., and
33% to Angelo Formosa, Jr.

On December 23, 1994 Angelo Formosa, Jr. and wife, Carolyn H. Formosa conveyed their 33% undivided interest to Angelo Formosa Family Limited Partnership, of record at Book 9557, page 756, Register's Office for Davidson County, Tennessee.

Salvatore J. Formosa, Sr., having since died and by Administrator's Quitclaim Deed his 18.5% undivided interest was conveyed to: Nicky Anthony Formosa, Tony Michael Formosa, Vince Martin Formosa, Toni Tyanne Formosa, The Deno Mario Formosa Trust, c/o Richard Hutchison, Trustee and The Lindsay Nicole Formosa Trust c/o L. R. DeMarco, Trustee, of record in Instrument No. 20091211-0113388, Register's Office for Davidson County, Tennessee. Toni Tyanne Formosa has since died, title to her interest having vested in her children, Joseph Victor Formosa and Renee Feary Formosa, pursuant to her Last Will and Testament, probated in Case No. 16P2016, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The legal description is the same as in the previous deed of record.

This is improved property known as 2201 Dickerson Road, Nashville, TN 37207.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 19th day of June, 2017.

L. R. DeMarco, Trustee of the Lindsay Nicole Formosa Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **L. R. DEMARCO, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day June, 2017.

Notary Public

My Commission Expires: 01-06-20

KIMBERLY S. JARRATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY