Box 10-B

Bill Garrett Davidson County
Batch# 53345 DEEDQC
01/31/2018 10:16:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180131-0009719

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK NICHOLAS STABILE, II	**SAME**	**082-16-0-380.00**
(NAME) **809 SHELBY AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NICHOLAS FRANK STABILE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **FRANK NICHOLAS STABILE, II,** HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 140 on the Map of Williams' Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 140 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Frank Nicholas Stabile II and Nicholas Frank Stabile from T & M Properties, L.L.C., a Tennessee Limited Liability Company by deed dated March 18, 2016 of record as Instrument No. 20160318-0025893, Register's Office for Davidson County, Tennesse.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

****THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED.****

****This is not now, nor has ever been the principal residence of Nicholas Frank Stabile.****

Unimproved ( )
This is improved(X) property known as **809 SHELBY AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 16th day of January, 2018.

NICHOLAS FRANK STABILE

STATE OF N.J.
COUNTY OF Bergen

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NICHOLAS FRANK STABILE** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of January, 2018.

My Commission Expires: _____

Nancy Kurucz
Notary Public

NANCY KURUCZ
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 8, 2019