Bill Garrett Davidson County
Batch# 57292 DEEDQC
02/09/2018 12:42:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180209-0013333

QUITCLAIM DEED

DAVID DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BXSCI96 Realty Holdings LLC (NAME)	Same (NAME)	
43-42 45th Street, 6H (ADDRESS)	(ADDRESS)	06902003800
Sunnyside, NY 11104 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAVIER DIVORATO ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BXSCI96 REALTY HOLDINGS LLC ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 73 ON THE PLAN OF ENCHANTED HILLS SECTION 2 OF RECORD IN PLAT BOOK 3700, PAGE 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 73 FRONTS 107.00 ON THE SOUTHWESTERLY MARGIN OF ENCHANTED CIRCLE AND RUNS BACK BETWEEN LINES, THE NORTHWESTERLY LINE BEING 262.5 FEET AND THE SOUTH EASTERLY LINE BEING A BROKEN LINE AND MEASURING 297.39 FEET TO A BROKEN LINE IN THE REAR MEASURING 182.90 FEET THEREON:

BEING THE SAME PROPERTY CONVEYED TO "THE LESLIE M. PARKER AND/OR DAHLIA B. PARKER REVOCABLE LIVING TRUST", THROUGH LESLIE M. PARKER AND DAHLIA B. PARKER, TRUSTEES BY QUIT CLAIM DEED FROM LESLIE M. PARKER AND DAHLIA B. PARKER OF RECORD IN INSTRUMENT NO. 20091221-0115539 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 23, 2002 AND RECORDED ON DECEMBER 21, 2009. LESLIE M. PARKER HAVING SINCE DIED ON OCTOBER 14, 2010. DAHLIA B. PARKER IS UNABLE TO SERVE AS TRUSTEE. PATRICIA A. DOUGLAS IS THE SUCCESSOR TRUSTEE AND THE CONSERVATOR OF DAHLIA B. PARKER

BEING THE SAME PROPERTY CONVEYED TO **JAVIER DIVORATO, BY WARRANTY DEED FROM PATRICIA A. DOUGLAS, TRUSTEE OF THE LESLIE M. PARKER AND/OR DAHLIA B. PARKER REVOCABLE LIVING TRUST**, OF RECORD IN INSTRUMENT NUMBER **20170524-0051526**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHR BEING THE SAME PROPERTY CONVEYED TO **JAVIER DIVORATO**, BY **CONSERVATOR'S QUITCLAIM DEED** FROM **PATRICIA DOUGLAS, SUBSTITUTE CONSERVATOR FOR DAHLIA B. PARKER**, OF RECORD IN INSTRUMENT NUMBER **20170524-0051527**, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4329 Enchanted Circle, Nashville, Tennessee 37218**

Witness our hands this the 5th day of February, 2018.

Javier Divorato

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Javier Divorato**, the within named 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, this the 5th day of February 2018.

ANNA M. SZALAI NOTARY PUBLIC STATE OF NEW YORK

Notary Public

My Commission Expires:

ANNA M. SZALAI
Notary Public, State of New York
No. 01SZ6258943
Qualified in New York County
Commission Expires April 2, 2020