QUITCLAIM DEED

From: Dominic Joseph Frazzini, III

To: Mary Beth Frazzini

THIS INSTRUMENT PREPARED BY:
Theresa J. Neisen Maniatis
Schulman, LeRoy & Bennett, PC
501 Union Street, 7th Floor
PO Box 190676
Nashville, Tennessee 37219

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Mary Beth Frazzini 7200 Riverfront Drive Nashville, TN 37221	Primary Residential Mortgage, Inc 4750 W Wiley Post Way, Suite 200 Salt Lake City, UT 84116	126160A24300CO

Bill Garrett Davidson County
Batch# 71545 DEEDQC
03/21/2018 10:27:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180321-0026522

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Mary Beth Frazzini v. Dominic Joseph Frazzini,* III, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 17D1767, and that there was no consideration given for the transfer, as it is to effect a property settlement between spouses.

Mary Beth Frazzini

Mary Beth Frazzini, Grantee

Sworn to and subscribed before me, this the 23 day of January, 2018.

NOTARY PUBLIC

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 3-6-18

This transaction is exempt from tax pursuant to T.C.A. 67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in Circuit Court for Davidson County Tennessee, Dominic Joseph Frazzini, III, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Mary Beth Frazzini, her heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 404, on the Final Plat of Riverwalk, Phase 2A, Section 1, of record in Instrument 200310140151989, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mary B. Frazzini by Deed from Brian Christopher Beaubien and Megan Liane Beaubien, dated September 13, 2013 and filed for record on September 28, 2013 in Instrument 201309270101505, Register's Office for Davidson County, Tennessee, and for which a Scrivener's Affidavit was signed on November 1, 2013 and filed for record on November 4, 2013 in Instrument No. 201311040113898, Register's Office for Davidson County, Tennessee.

This is improved property known as 7200 Riverfront Drive, Nashville, TN 37221.

WITNESS my hand, this the 23, day of January, 2018.

Dominic J Frazzini, III, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Dominic J Frazzini, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 23 day of January, 2018.

T Garrison
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-6-18

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

DISCLAIMER

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property contained herein. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of the information furnished.