Bill Garrett Davidson County
Batch# 76936 DEEDQC
04/06/2018 12:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180406-0032554

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **David DiMuzio, Trustee of the 1413 22nd Avenue Trust** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **David Michael DiMuzio,** (Grantee), all of hi rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of S.A. Champion's Subdivision of certain lots in Harding's Addition of record in Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, Said Lot No. 90 fronts 50 feet on the westerly side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.

FOR INFORMATION PURPOSES ONLY: 1413 22nd Avenue North, Nashville, TN 37208

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20161003-0104019** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6th day of **April, 2018.**

DDM trustee of the 1413 22nd Avenue Trust
David DiMuzio, Trustee of the 1413 22nd Avenue Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **David DiMuzio, Trustee of the 1413 22nd Avenue Trust,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of **April, 2018.**

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 9/25/19

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 6th day of **April, 2018.**

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 9/25/19

PROPERTY ADDRESS:	**1413 22nd Ave N** **Nashville, TN 37208**
TAX PARCEL NO.:	**08115004100**
PROPERTY OWNER:	**David Michael DiMuzio**
OWNER'S ADDRESS:	**2601 Hillsboro Pike # M5** **Nashville, TN 37212**
MAIL TAX BILLS TO:	**Owner at Owners Address**

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019