30616-8 Box 14

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 79505 DEEDQC
04/11/2018 09:00:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180411-0033969

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0-

Affiant

Subscribed and sworn to before me, this the 2 day of April, 2018.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard M. Florita	Owner	**Map 158-10-0 Parcel 004.00**
1950 Old Hickory Blvd.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amanda Clifford, a single woman, and Richard M. Florita, a single man, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Richard M. Florita, a single man, as to an undivided 87% interest, and Amanda Clifford, a single woman, as to an undivided 13% interest, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 12 on the Plan of Forrest Trails, of record in Book 3700, Pages 24 and 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Amanda Clifford, a single woman by Deed dated January 28, 2015 from Andrea Lisa Alcorn, Successor Trustee of The Grady M. Alcorn Revocable Trust U/A/D September 16, 2010 and Andrea Lisa Alcorn, Trustee of The Mae P. Alcorn Revocable Trust U/A/D September 16, 2010, joined by Mae P. Alcorn as an individual, of record in Instrument No. 20150130-0008842, and by Quitclaim Deed dated January 28, 2015 from Andrea Lisa Alcorn, as Trustee of The Grady Melvin Alcorn Family Trust, of record in Instrument No. 20150130-0008843, Register's Office for Davidson County, Tennessee. The said Amanda Clifford, a single woman, having quitclaimed unto Amanda Clifford, a single woman and Richard M. Florita, a single man, as tenants in common with right of survivorship, by Quitclaim Deed dated September 14, 2016, of record in Instrument No. 20160916-0097659, said Register's Office.

Subject to the following: 1) The Plan of record in Plat Book 3700, Pages 24 and 25, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7825, Page 174, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 3929, Page 248, Register's Office for Davidson County, Tennessee. (Note: Said Restrictions are not applicable to portions thereof that have already expired). 4) Grant of overhead line easement to the Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of said government, of record in Instrument No. 20070216-0019664, said Register's Office. 5) Current Taxes not yet due and/or payable.

This is Improved (__x__) Unimproved (____) property, known as: **1950 Old Hickory Blvd., Brentwood, TN 37027**

Witness my/our hand(s) this 2 day of April, 2018.

Richard M. Florita

Amanda Clifford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard M. Florita,** 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 Nashville, Tennessee, this 2 day of April, 2018.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 2 day of April, 2018.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY