Bill Garrett Davidson County
Batch# 100640 DEEDQC
06/05/2018 11:34:25 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20180605-0053698

This Instrument Prepared by:
L. Gino Marchetti, Jr.
TAYLOR, PIGUE, MARCHETTI & BLAIR, PLLC
2908 Poston Avenue
Nashville, TN 37203-1312

Map/Parcel No:
072 12 0 268.00

New Owner
Ronald Nenni
Carol Nenni
Emily Nenni
1929 Upland Drive
Nashville, TN 37216-4111

Send Tax Bills to:
Mortgage Investors Group
8320 East Walker Springs
Lane, Suite 200
Knoxville, TN 37923

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES.

THIS TRANSACTION IS EXEMPT FROM TAX PURSUANT TO TCA § 67-4-409(a)(3)(A).

THE PURPOSE OF THIS CONVEYANCE IS TO TERMINATE A TENANCY BY THE ENTIRETY AND RECONVEY AS A TENANCY IN COMMON WITH DAUGHTER.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of making a reconveyance to terminate a tenancy by the entirety between Ronald Nenni, husband, and Carol Nenni, wife, AND to create a tenancy in common between Ronald Nenni, husband, Carol Nenni, wife, and Emily Nenni, daughter, we, Ronald Nenni and Carol Nenni, hereby convey, remise, release and quitclaim unto L. Gino Marchetti, Jr., Trustee his successors and assigns, the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Scott W. Hallgren and Andrea L. Hallgren, husband and wife by Warranty Deed from Norene M. Forrester, a single woman, of record in Instrument No. 20070601-0065140, Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 01, 2007.
>
> Being also known as 1929 Upland Drive, Nashville, Tennessee 37216-4111.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, said L. Gino Marchetti, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby convey, remise, release and forever quitclaim unto Ronald Nenni and Carol Nenni and Emily Nenni as tenants in common, their heirs and assigns, the same property hereinabove described and set forth, to which reference, is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 19th day of March, 2018.

Ronald Nenni

Carol Nenni

Emily Nenni

L. Gino Marchetti, Jr., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, Ronald Nenni, Carol Nenni, and Emily Nenni, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who upon oath, acknowledged themselves, and who after being duly sworn, made oath that they executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this _____ day of March, 2018.

NOTARY PUBLIC

My Commission Expires: _____

PLS SEE ATTACHED
CA ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, L. Gino Marchetti, Jr., with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who upon oath, acknowledged themselves, and who after being duly sworn, made oath that they executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 5/5/2020

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer of property is $10.

Affiant

Sworn to and subscribed before me this 19th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 5/5/2020

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF ACKNOWLEDGMENT
California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On March 14, 2018 **before me,** Jacqueline Wiler Boucher **, Notary Public,**
Date Name of Officer

personally appeared Ronald Nenni, Carol Nenni, and Emily Nenni **,**
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JACQUELINE WILER BOUCHER
COMM. #2105829
Notary Public - California
Contra Costa County
My Comm. Expires Apr. 5, 2019
NRO1 NRO1

Jacqueline Wiler Boucher
Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: _____ **Number of Pages:** _____

Signers(s) other than named above: _____