Bill Garrett Davidson County
Batch# 106423 DEEDQC
06/19/2018 11:04:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180619-0058873

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT4618-01

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, OPAL C. SACCHINELLI, a widow, convey and quitclaim unto JOYCE A. LAWSON, married, and JUDY MINSTER, married, their heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Being the westerly 65 feet of the easterly 68 feet of the southerly 200 feet of Lot No. 16 on the Plan of Joywood Heights, Section III, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows:

BEGINNING on the northerly margin of Capital View Avenue, at a point 64 feet east of the southeast corner of the property conveyed to T.O.W. Norvell, et ux, by deed from N.E. Moore, et ux, of record in Book 1191, Page 236, in the Register's Office of said County, being 62 feet East of the southeast corner of Lot 94 on the map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53 of said Register's Office; thence with said avenue Eastwardly 65 feet to a point, 3 feet West of the corner of Lots 15 and 16; thence North 4 degrees 30 minutes East 200 feet; thence Westwardly and parallel line with the northerly line of Capitol View Avenue 65 feet to a point; 62 feet East of the easterly line of Lot No. 94 on the map of said Subdivision; thence Southwardly 200 feet to the point of beginning.

Being the same property wherein a one-half (½) undivided interest to create tenants by the entirety was conveyed to Gennaro D. Sacchinelli from Opal C. Sacchinelli, formerly known as Opal C. Gregory, dated October 1, 1971, and of record in Book 4542, Page 836, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Opal C. Sacchinelli, upon the death of her husband, Gennaro D. Sacchinelli, by reason of their tenancy by the entirety.

WITNESS MY HAND this 22nd day of May, 2018.

Opal C. Sacchinelli
OPAL C. SACCHINELLI

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, OPAL C. SACCHINELLI, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of May, 2018.

Antonio J Brooks
NOTARY PUBLIC

My Commission Expires: August 4, 2020

ANTONIO J BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn before me this 22nd day of May, 2018.

NOTARY PUBLIC

My Commission Expires: August 4, 2020

ANTONIO J BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JOYCE A. LAWSON and JUDY MINSTER

Map: 60
Group: 12
Parcel:102.00