Bill Garrett Davidson County
Batch# 128316 DEEDQC
08/13/2018 01:24:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180813-0079701

Instrument Prepared By:
John D. Stevens
Thomas Walters PLLC
161 Court Square
Huntingdon, Tennessee 38344
(731) 307-4009

Prepared Without Title Option

Property Address and Owner:
Galiano Living Trust, Patricia Susan Galiano. Trustee
2943 Cherrybark Court
Hermitage, Tennessee 37076

Mail Tax Statement to:
Patricia Susan Galiano
2943 Cherrybark Court
Hermitage, Tennessee 37076

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

PSGaliano
Affiant

Sworn to and subscribed before me this August 8, 2018.

My Commission Expires: March 17, 2020

NOTARY PUBLIC

JOHN D. STEVENS STATE OF TENNESSEE NOTARY PUBLIC CARROLL COUNTY

Map 097-16-0B and Parcel No.(s): 003.00-CO

Quitclaim Deed

This instrument made and entered into on this August 8, 2018, by and between Patricia Susan Galiano, hereinafter referred to as GRANTOR, and Patricia Susan Galiano, appearing as Trustee of the Galiano Living Trust dated May 18, 2017, hereinafter referred to as GRANTEE.

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in and to the following described real estate, lying and being in Davidson County, Tennessee, more particularly bounded and described, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Towering Oaks, Phase 3 of record in Plat at Instrument No. 20170216-0015923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Title Reference: See Instrument Number 20183150024788 in the Register's Office of Davidson County, Tennessee. THIS CONYEYANCE IS MADE SUBJECT TO: Instrument No. 20170216-0015923, Instrument No. 20161214-0131103, Instrument No. 20010614-0062786, Instrument No. 20151022-0107402; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and

subsequent years taxes, a lien not yet ascertainable, due or payable. Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Grantor's as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in Tenn. Code Ann. § 67-5-1001, then pursuant to Tenn. Code Ann. § 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that John D. Stevens, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Grantor has hereunto set her signatures, this the day and date first above written.

PSGaliano

Patricia Susan Galiano

STATE OF TENNESSEE)
)ss.
COUNTY OF SUMNER)

On August 8, 2018, before me personally appeared, Patricia Susan Galiano, as Grantor, known to be the person described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

NOTARY PUBLIC

JOHN D. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
CARROLL COUNTY

My Commission Expires: March 17, 2020