Bill Garrett Davidson County
Batch# 130235 DEEDQC
08/17/2018 08:47:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180817-0081556

This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chris Rubino

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Jeanne Locante 1614 Championship Blvd. Franklin, TN 37064	Jeanne Locante 1614 Championship Blvd. Franklin, TN 37064	81-12-T-455.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM W. LOCANTE** and **JEANNE LOCANTE**, residents of Tennessee (hereinafter referred to, collectively, as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **JEANNE LOCANTE** and **CASSANDRA N. LOCANTE**, as tenants in common (hereinafter referred to, collectively, as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2018 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 20th day of December, 2017.

GRANTOR:

William W. Locante

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, HEREBY CERTIFY that William W. Locante, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the foregoing instrument, and as his free and voluntary act for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

Subscribed and sworn to before me this 20 day of December, 2017.

Notary Public

JAMIE S. BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-21-2020

My Commission Expires: 4/21/2020

Jeanne Locante

STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, HEREBY CERTIFY that Jeanne Locante, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the foregoing instrument, and as her free and voluntary act for the uses and purposes therein set forth; and on his respective oath stated that she was duly authorized to execute said instrument.

Subscribed and sworn to before me this 20th day of December, 2017.

Notary Public

JAMIE S. BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-21-2020

My Commission Expires: 4/21/2020

EXHIBIT "A"

Legal Description of the Property

Legal Description: 1350 Rosa Parks, Unit 45 Werthan Lofts IV & V Condominiums 8th Amend. Nashville, County of Davidson, TN 37208. Established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavis recorded at Inst. No 20090421-0036270, amended at Inst. No. 20080118-0006036, amended at Inst. Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210 in Davidson County, TN register's office. Property Tax Parcel/Account number: 81-12-T-455.00CO

Being the same property conveyed by Quitclaim Deed from Cassandra Nicole Locante to Jeanne M. Locante and William M. Locante of record by Instrument #20141219-0116182 of the Register's Office for Davidson County, Tennessee.

Address of Property: 1350 Rosa L. Parks Blvd. Apt. 455, Nashville, TN 37208