X-0082-A Box 14

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 174588 DEEDQC 12/17/2018 09:16:36 AM 2 pgs Fees: $12.00 Taxes: $0.00 20181217-0122166	The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 13th day of December, 2018. Notary Public My commission expires: 9/7/20 (AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Eric J. Celli	**"New Owner"**	**075-120-F-013.00CO**
735 Tulip Grove Road #218		
Hermitage, TN 37076		

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, I,

Joan Celli, a single person

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

Eric J. Celli, a single person

HEREINAFTER CALLED THE GRANTEE, HIS 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 32 aka Unit 218, Tulip Cove Townhomes, a Horizontal Property Regime, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Joan E. Celli, a single person and Eric J. Celli, a single person, by Special Warranty Deed dated August 27, 2013 from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20130923-0099542, Register's Office for Davidson County, Tennessee.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **735 Tulip Grove Road #218, Hermitage, TN 37076**

Witness my/our hand(s) this 13 day of **December, 2018.**

By: Joan Celli
Joan Celli

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 **Joan Celli,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of **December, 2018.**

Jessica D. Puckett
Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Nov. 8th, 2021