Karen Y Johnson Davidson County
Batch# 176199 DEEDQC
12/19/2018 04:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181219-0123597

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 19th day of December, 2018. Notary Public My Commission Expires:

JOE M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Mary Elizabeth Geracioti, Trustee 3717 Richland Avenue Nashville, Tennessee 37205	SAME	104 08 0G 011.00 104 09 0 115.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mary Elizabeth Geracioti, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mary Elizabeth Geracioti, Trustee of the Mary Elizabeth Geracioti Living Trust**, established by the Revocable Trust Agreement of Mary Elizabeth Geracioti dated November 11, 2015, as amended and restated on December 19, 2018, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 19th day of December, 2018.

Mary Elizabeth Geracioti

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 Mary Elizabeth Geracioti, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 19th day of December, 2018.

My Commission Expires:

Notary Public

201812190123597

EXHIBIT A

Legal Descriptions

104 08 0G 011.00 – 117 18th Avenue South, Unit C-3, Nashville, Tennessee 37212

A certain condominium located in Davidson County, Tennessee, being Unit No. C-3 of Arlington Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Arlington Court Condominium of record in Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michael Geracioti and wife, Mary Elizabeth Geracioti, by deed from Joseph Pugliese, a married man, of record as Instrument No. 20150921-0095316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's State and County taxes, which have been assumed by the Grantee.

This conveyance is subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and restrictions in Book 6806, page ~2 and Book 6806, Page 17, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

Michael Geracioti died on March 16, 2017.

This is improved property known as 117 18th Avenue South, Unit C-3, Nashville, Tennessee 37212.

104 09 0 115.00 – 3717 Richland Avenue, Nashville, Tennessee 37205

LAND in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 24 of Block 7, Division "A", on the Plan of Richland Realty Company Property.

Said Plan is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into lots, said part of Lot No. 24 fronts 90 feet on the southerly side of Richland Avenue and runs back between parallel lines, parallel with and 310 feet east of the easterly margin of Christopher Street, 200 feet to a dead line.

Being the same property conveyed to Michael A. Geracioti and spouse, Maribeth Geracioti, by deed from James Carl Hoffman, unmarried, of record as Instrument No. 20040614-0069763, Register's Office for Davidson County, Tennessee.

Mary Elizabeth Geracioti and Maribeth Geracioti are one and the same person.

Michael A. Geracioti died on March 16, 2017.

This is improved property known as 3717 Richland Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

