Box 10-B

Karen Y Johnson Davidson County
Batch# 178971 **DEEDQC**
12/31/2018 09:05:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181231-0126041

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF DECEMBER, 2018.**

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES CHRISTOPHER ZERFACE, ET AL	**SAME**	**074-04-0-048.00**
(NAME) **5137 HILSON ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES P. ZERFACE, TRUSTEE, OF THE JAMES P. ZERFACE REVOCABLE TRUST DATED OCTOBER 9, 1996,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO MY CHILDREN, **JAMES CHRISTOPHER ZERFACE, JANE ALICE ZERFACE AND KATHERINE ANNE ZERFACE, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 21 on the Plan of Hermitage Hills, Section 12, as shown on the Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the JAMES P. ZERFACE REVOCABLE TRUST DATED OCTOBER 9, 1996, JAMES P. ZERFACE, TRUSTEE, from James P. Zerface by deed dated December 11, 1996 of record in Book 10287, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County.

Unimproved ( )
This is improved(X) property known as **832 HERMITAGE RIDGE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of **DECEMBER, 2018.**

James P. Zerface Trustee

JAMES P. ZERFACE, TRUSTEE
OF THE JAMES P. ZERFACE REVOCABLE TRUST DATED OCTOBER 9, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAMES P. ZERFACE, TRUSTEE OF THE JAMES P. ZERFACE REVOCABLE TRUST DATED OCTOBER 9, 1996,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of **December, 2018**.

My Commission Expires:**MAY 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public