Karen Johnson Davidson County
Batch# 194671 DEEDQC
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Fees: $42.00 Taxes: $0.00
20190212-0013244

File Number: OS3300-19000979

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
ANTHONY JAMES LUCCA and **RACHEL RENE LUCCA,** _____

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142-15-0-030.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Anthony James Lucca and **Rachel Rene Lucca,** husband and wife, and **Anthony Victor Lucca Jr**, married to **Sally Lucca,** hereinafter grantors, whose tax-mailing address is **Anthony James Lucca** and **Rachel Rene Lucca: 605 IRON GATE COURT, NASHVILLE, TN 37221 / Anthony Victor Lucca Jr: 8084 Poplar Creek Rd., Nashville, TN 37221,** for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **ANTHONY JAMES LUCCA** and **RACHEL RENE LUCCA,** husband and wife, hereinafter grantees, whose tax mailing address is **605 IRON GATE COURT, NASHVILLE, TN 37221,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of NASHVILLE, County of Davidson, State of TN, and is described as follows: Tract I Lot No. 110 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee. Said Lot No. 110 fronts 37.4 feet on the East side of Iron Gate Court and extends back 200.0 feet on the Southerly fine and 260.6 feet on the Northerly line, which is a broken line, to a broken line in the rear measuring 140.1 feet thereon. Tract II Land in Davidson County, Tennessee, being Parcel "D" on the unrecorded plan of Division of

Reserved Parcel for Warner Park Estates Company as prepared by Barge Waggoner Sumner and Cannon, Engineer under file No. 2190 and dated July 28, 1969, revised May 10, 1971. Said Parcel "D" being more particularly described as follows: Beginning at a point the Southeast corner of Lot 111 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Page 93, Register's Office for said County; running thence North 55° 54' East along the rear line of said Lot 111 to the Northeast corner of said Lot 111, the Southeast corner of Parcel " E"; thence North 68° 09' West 98.53 feet along the Southerly margin of said Parcel "E" to its South West corner; thence the South 0° 05' East 146.04 feet to an iron pin; thence North 73° 09' West 261.0 feet to the point of beginning. Less and Except Land in Davidson County, Tenn., being part of Parcel D, unrecorded plan of Division of Reserved Parcel for Warner Park Estates Company, and described according to a survey performed by C.K. McLemore as follows: Beginning at an iron pin set in concrete, the Southeast corner of Lot 111, Section 1, Harpeth Valley Park, the plat of which is in Book 3600, Pages 93 and 94, Register's Office of Davidson County, Tenn., thence, with the Easterly boundary of said lot, N 55° 54' E. 191.0 feet to the other rear corner of Lot 111, thence, S. 11° 1' W 149.1 feet to an iron pin; thence, N. 73° 9' West 135.5 feet to the point of beginning, said tract. Tract III Land in the 12th Civil District of Davidson County, Tennessee, being Parcel "E" on the unrecorded plan of Division of Reserved Parcel for Warner Park Estates Company as prepared by Barge Waggoner Sumner and Cannon, Engineers dated July 28, 1969, revised May 10, 1971. Said Parcel "E" being more particularly described as follows: Beginning at a point the Southeast corner of Lot 110 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Page 93, Register's Office for said County; running thence North 55° 54' East along the Southeasterly line of said lot 110 a distance of 110.27 feet to a corner of said Lot 110; thence South 0° 05' East 98.5 feet to a point, the Northeast corner of Parcel "D"; thence North 68° 09' West 98.53 feet along the Northerly margin of said Parcel "D" to the point of beginning. Being the same property conveyed from Ingrid A. Sevin, Trustee of the Dieter Sevin Tennessee Marital Trust and Ingrid A. Sevin and the Estate of Dieter H. Sevin and Ingrid A. Sevin to Anthony James Lucca and Rachel Rene Lucca, husband and wife and Anthony Victor Lucca, Jr., a married man by deed dated August 28, 2015 and recorded August 31, 2015 as Instrument Number 20150831-0088162, of official records.
APN: 142-15-0-030.00
Property Address is: 605 IRON GATE COURT, NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20150831-0088162 in the Register's Office of Anderson County, Tennessee.

Parcel ID: 142-15-0-030.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 2/5, 2019:

Anthony James Lucca

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 5, 2019 by **Anthony James Lucca** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Executed by the undersigned on 2/5, 2019:

Rachel Rene Lucca

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 5, 2019 by **Rachel Rene Lucca** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Karen R. Campbell
Notary Public

Executed by the undersigned on FEB 5, 2019:

Anthony Victor Lucca Jr.

Anthony Victor Lucca Jr

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 5, 2019 by **Anthony Victor Lucca Jr** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in
this instrument.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Karen R. Campbell
Notary Public

Executed by the undersigned on Feb 5th, 2019:

Sally Lucca

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 5, 2019 by **Sally Lucca** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).