Karen Johnson Davidson County
Batch# 200547 DEEDQC
02/28/2019 02:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190228-0018388

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **David DiMuzio, Trustee of the 1401 22nd Avenue North Trust** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **David DiMuzio,** an unmarried man, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of S.A. Champion's Subdivision of record in Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1401 22nd Avenue North, Nashville, TN 37208

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20190206-0011420,** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 5th day of **February, 2019.**

- Trustee

David DiMuzio, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **David DiMuzio, Trustee,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **28th day of February, 2019.**

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 09/25/2019

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of **February, 2019.**

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 09/25/2019

PROPERTY ADDRESS:	**1401 22nd Ave North** **Nashville, TN 37208**
TAX PARCEL NO.:	**08115003600**
PROPERTY OWNER:	**David DiMuzio, Trustee of the 1401 22nd Avenue North Trust**
OWNER'S ADDRESS:	**1813 4th Ave N** **Nashville, TN 37208**
MAIL TAX BILLS TO:	**Owner at Owner's Address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019