Karen Johnson Davidson County
Batch# 207014 DEEDQC
03/18/2019 11:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190318-0024417

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s) As Follows:	**Send Tax Bills to:**	**Map Parcel Numbers:**
Virginia P. Fontanella Residuary Trust Attn: Brian Fontanella, Trustee 244 Daniel Burnham Square Columbus, OH 43215	Same	Map: 173-09-0-A Parcel: 615.00 Davidson County

ADMINISTRATOR'S QUITCLAIM DEED

Pursuant to the authority granted to him as administrator c.t.a. under the Will of Virginia P. Fontanella which Will is of record at Case Number 19P-249 in the Probate Court for Davidson County, Tennessee, Brian Fontanella, as administrator c.t.a. of the estate of Virginia P. Fontanella, and not further or otherwise, does hereby quitclaim, and by these presents does transfer and convey unto Brian Fontanella, as trustee of the Virginia P. Fontanella Residuary Trust, his successors and assigns, all of his right, title, and interest, as administrator c.t.a. of said estate, in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 2860 Adara Lane, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including those on Exhibit A hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 21st day of January, 2019.

BRIAN FONTANELLA, ADMINISTRATOR C.T.A.
OF THE ESTATE OF VIRGINIA P. FONTANELLA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Brian Fontanella, the within named 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 as administrator c.t.a. of the estate of Virginia P. Fontanella for the purposes therein contained.

WITNESS my hand, at office, this 21st day of January, 2019.

Notary Public

My Commission Expires:
09/07/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

BRIAN FONTANELLA, TRUSTEE OF THE
VIRGINIA P. FONTANELLA RESIDUARY TRUST

Subscribed and sworn to before me this 21st day of January, 2019.

Notary Public

My Commission Expires:
09/07/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 747 on the Plan of Revision to Lots 747 through 752 and Open Spaces "D" and "E" Phase Eight Lenox Village as of record in Instrument No. 20070720-0086819, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Virginia Fontanella, unmarried, by warranty deed dated September 12, 2011 from Kelly E. Winnett and husband, Gregory Winnett of record in Instrument No. 20110913-0070869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development (the "Declaration") located in Nashville, Davidson County, Tennessee, of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee as supplemented by Instrument of record as Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as amended by Instrument of Correction of record as Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 (as amended by Instrument No. 20050815-0096405), Instrument No. 20060120-0007914 (as amended by two Instruments of Correction of record as Instrument Nos. 20060221-0020352 and 20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284 and Instrument No. 20070830-0104306, said Register's Office for Davidson County, Tennessee.

2. Dedication of common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053797, re-recorded as Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Instrument No. 20070720-0086819, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage and water main and appurtenances, of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.

6. Easement for ingress/egress of record in Instrument No. 20010103-0000902, corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.

7. Easement for water lines and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

8. Agreements for Dedication of Easement for sanitary sewers/and or/storm drainage of record in Instrument No. 20010918-0100849 and Instrument No. 2001091-0100851, Register's Office for Davidson County, Tennessee.

9. Storm water detention agreement of record in Book 7361, page 230 and Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.

26007821.2

True Copy Certification

I, _Cody Henson_, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Lucretia Albert_, a notary public for this county and state, _Cody Henson___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert

Notary's Signature

My Commission expires: 5-6-19

Notary's Seal (if on paper)

