PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 212926 DEEDQC
04/02/2019 11:04:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190402-0029710

Prepared from information furnished by the Parties without benefit of title examination

W & I Ref: (DM) Title No.: 60386
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anne B. Guzzardi Jefferson Jarvis 4416 Alcott Drive Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 13012001500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Woods Guzzardi**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Anne B. Guzzardi and Jefferson Jarvis, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hycrest Acres III of record in Book 2331, page 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne Woods Guzzardi, a 78% undivided interest and Anne B. Guzzardi and spouse, Jefferson Jarvis, a 22% undivided interest by Warranty Deed from Roy B. Harris, Jr., unmarried, dated May 30, 2003 and recorded on June 3, 2003 of record in Instrument No. 20030603-0075559, Register's Office for DAvidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20041119-0139166, said Register's Office, Anne Woods Guzzardi conveyed a 7.5% interest in subject property to Anne B. Guzzardi and spouse, Jefferson Jarvis, a joint tenancy with right of survivorship was created between Anne Woods Guzzardi and Anne B. Guzzardi and spouse, Jefferson Jarvis by Quitclaim Deed and Agreement Pre-Title Interest in property of record in Instrument No. 20041119-0139167, said Register's Office. By Quitclaim Deed of record in Instrument No. 20051230-0156722, said Register's Office, Anne Woods Guzzardi conveyed a 7.5% interest in subject property to Anne B. Guzzardi and spouse, Jefferson Jarvis. The said Anne Woods Guzzardi has since died.

Heirship Affidavit establishing the Heirs at Law of Anne Woods Guzzardi, as Anne B. Guzzardi, Walter Peter Guzzardi, III and Richard Woods Guzzardi of record in Instrument No. 20190402002971[illegible] said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as 4416 Alcott Drive, Nashville, TN 37215

WITNESS THE EXECUTION HEREOF this 27 day of March, 2019

Richard W. Guzzardi

Richard Woods Guzzardi

Tanya Sheree Cannon
Notary Public - ID 7366333
Commonwealth of VA
My Com. Exps. 3/31/2022

State of Virginia

County of Salem

On this 27 day of March, 20019, before me the undersigned authority, personally appeared **Richard Woods Guzzardi,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 03/31/2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $0.00.

Rachel Evers
Affiant

Sworn and subscribed before me this 29th day of March, 2019.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022