DB 19-2133

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 292310 DEEDQC
09/27/2019 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190927-0098544

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael R. Curto Kristin D. Curto 4703A Kentucky Ave. Nashville, TN 37209	New Owner	091-07-0U-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Donald Denecke, Trustee of the Donald Denecke Trust and Diane Denecke, Trustee of the Diane Denecke Trust,** by these presents do hereby quitclaim and convey unto **Michael R. Curto and Kristin D. Curto, husband and wife,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A on the Plan of Townhomes at 4703 Kentucky Avenue, a Horizontal Property Regime with Private Elements established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141217-0115108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to J. Miller Enterprises LLC, a Tennessee limited liability company by Warranty deed from Larry W. Foriest, unmarried of record in Instrument No. 20131220-0128809 Register's Office for Davidson County, Tennessee, dated December 19, 2013 and recorded on December 20, 2013.

Being the same property conveyed to Donald Denecke, Trustee of the Donald Denecke Trust and Diane Denecke, Trustee of the Diane Denecke Trust by Warranty deed from J Miller Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20160914-0096880 Register's Office for Davidson County, Tennessee, dated September 9, 2016 and recorded on September 14, 2016.

Being also known as 4703 A Kentucky Avenue Nashville, Tennessee 37209-2207.

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27 day of September 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of September, 2019.

Donald Denecke Trust

Donald Denecke Trustee
Donald Denecke, Trustee

Diane Denecke Trust

Diane Denecke Trustee
Diane Denecke, Trustee

STATE OF IL
COUNTY OF Dupage

GITANJALI CHOPRA
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 22, 2019

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Donald Denecke, Trustee of the Donald Denecke Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of September 2019.

Notary Public

My Commission Expires: 10-22-2019

STATE OF IL
COUNTY OF Dupage

GITANJALI CHOPRA
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 22, 2019

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Diane Denecke, Trustee of the Diane Denecke Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of September 2019.

Notary Public

My Commission Expires: 10-22-2019

201909270098544

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022