AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190047145LD

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 075 12 0E 003.00

Karen Johnson Davidson County
Batch# 298923 DEEDQC
10/10/2019 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191010-0103831

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**QUIT CLAIM DEED**

THIS DEED made and entered into on this 23rd day of Sept., 2019, by and between **Gerard Genovese A/K/A Gerard V. Genovese, a married man, joined in execution by his spouse, Vanessa Genovese**, a mailing address of 1201 Lilac Dr, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Gerard V. Genovese and Vanessa Genovese, husband and wife, as tenants by the entirety**, a mailing address of 1201 Lilac Dr, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1201 Lilac Dr, Hermitage, TN 37076

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Gerard Genovese from Federal Home Loan Mortgage Corporation in a prior Deed recorded under Instrument Number 20100727-0058968, recorded on 07/27/2010 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**Gerard Genovese**

AKA **A/K/A Gerard V. Genovese**

**Vanessa Genovese**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Gerard Genovese A/K/A Gerard V. Genovese and Vanessa Genovese, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, this 23rd day of September, 2019.

Dotty J. Harper
Notary Public
My Commission expires: 8-19-23

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - **Gerard V. Genovese**

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 23rd day of September, 2019.

Notary Public
My Commission Expires: 8-19-23

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
Gerard V. Genovese and Vanessa Genovese
1201 Lilac Dr
Hermitage, TN 37076

Name and address of property owner:
Gerard V. Genovese and Vanessa Genovese
1201 Lilac Dr
Hermitage, TN 37076

## LEGAL DESCRIPTION

All that certain parcel of land situate in the county of Davidson and State of Tennessee being known as Lot No. 3 on the First Revision, final plat of blossom trace, of record in Instrument No. 20010724-0078049, and revised in Instrument No., 20010920- 0101745 and by Surveyors certificate of correction of record in Instrument No., 20011025-0116872, register's office for said county, to which reference is made for a more complete description.

Being the same property as conveyed from Mikel Hunsucker Homes LLC to Mikel F. Hunsucker, unmarried, as described in deed Inst. 20060922-0117934, Dated 9/21/2006, recorded 9/22/2006 in Davidson County records.

Instrument # 20100727-0058968

Parcel/APN/Tax ID: 075 12 0E 003.00

## True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022