Karen Johnson Davidson County
Batch# 323070 DEEDQC
12/02/2019 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191202-0123636

Name and Address of New Owner:
Thomas J. Rapisarda
1407 Jones Ave.
Nashville, TN 37207

Send Tax Statements To:
Thomas J Rapisarda
700 Eldridge Ave
Vacaville, CA 95688

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19111735

Map and Parcel: 071-16-0-026.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas J. Rapisarda and Shawnee M. Rapisarda, as Trustees of the Rapisarda Family 2011 Trust Dated May 31, 2011,** hereinafter called the GRANTORS have bargained and sold, and by these presents do transfer and convey unto **Thomas J. Rapisarda,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 60 feet on the Northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain's Subdivision of the Lischey Gardens of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 6 fronts 60 feet on the Easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.

Included in the above description but excluded therefrom is the following Right-of-Way conveyed by Frank Davenport to Metropolitan Government of Nashville & Davidson County by Warranty Deed dated 10/14/03 and recorded 10/22/03 in Instrument Number 20031022-0156561, described as follows: Beginning at a point in the existing right-of-way of Jones Avenue, 14.49 feet right of station 20+37.84 Project 01-R-05; thence with the Easterly right-of-way of Jones Avenue, North 13 degrees 34' 40" East, 60.32 feet to a point 13.93 feet right of station 20+98.16 Project 01-R-05; thence leaving the Easterly right-of-way of Jones Avenue, South 76 degrees 28' 22" East, 11.07 feet to a point; thence South 14 degrees 06' 34" West, 60.06 feet to a point; thence North 77 degrees 55' 00" West, 10 52 feet to the point of beginning, containing approximately 649.50 square feet, or 0.015 acres.

Being the same property conveyed to Thomas J. Rapisarda and Shawnee M. Rapisarda, as Trustees of the Rapisarda Family 2011 Trust Dated May 31, 2011 by Warranty Deed from Geoffery B. Getter, unmarried of record in Instrument No. 20181105-0109665 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on November 5, 2018.

This is improved property known as: 1407 Jones Ave., Nashville, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS ~~my~~ hand this 21 day of November, 2019.

Trustee

Thomas J. Rapisarda, as Trustee of the Rapisarda Family 2011 Trust Dated May 31, 2011

Trustee

Shawnee M. Rapisarda, as Trustee of the Rapisarda Family 2011 Trust Dated May 31, 2011

State of CA

County of Solano

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Thomas J. Rapisarda, Trustee of the Rapisarda Family 2011 Trust Dated May 31, 2011, with whom I am personally acquainted, and who acknowledged that he as Trustee of the Rapisarda Family 2011 Trust Dated May 31, 2011 executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal this 21st of November, 2019.

Kollene Bassler

Notary Public

My Commission Expires 9-16-21

KOLLENE BASSLER
Notary Public – California
Solano County
Commission # 2210701
My Comm. Expires Sep 16, 2021

State of CA

County of Solano

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Shawnee M. Rapisarda, Trustee of the Rapisarda Family 2011 Trust Dated May 31, 2011, with whom I am personally acquainted, and who acknowledged that she as Trustee of the Rapisarda Family 2011 Trust Dated May 31, 2011 executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal this 21st of November, 2019.

Kollene Bassler

Notary Public

My Commission Expires: 9-16-21

KOLLENE BASSLER
Notary Public – California
Solano County
Commission # 2210701
My Comm. Expires Sep 16, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

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

Kollene Bassler

Notary Public

My Commission Expires 9-16-21

KOLLENE BASSLER
Notary Public – California
Solano County
Commission # 2210701
My Comm. Expires Sep 16, 2021

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sah Cart

Notary's Signature

My Commission Expires: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY