Karen Johnson Davidson County
Batch# 330894 DEEDQC
12/17/2019 12:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191217-0130149

This Instrument Prepared by: **Elizabeth Ryder Sykes, Esq.**
150 Fourth Avenue, North, Suite 1820
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Derek W. Lunghino, 1313 Gartland Avenue Nashville, Tennessee 37206	-same-	08309006300

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DEREK W. LUNGHINO and CHRIS ANN LUNGHINO, TRUSTEES OF THE DEREK WILBOR LUNGHINO AND CHRIS ANN LUNGHINO AB LIVING TRUST UAD JULY 25, 2004** (hereinafter referred to as the "Grantor"), by these presents, do hereby quitclaim and convey unto **DEREK W. LUNGHINO**, his successors and assigns (herein referred to as the "Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee being more particularly described as follows, to-wit:

(See Exhibit "A" attached hereto and incorporated herein by reference.)

This is improved property known as 1313 Gartland Avenue, Nashville, Tennessee 37206.

In Witness Whereof, the undersigned has caused its name to be set hereunto on this the day 4th of December, 2019.

GRANTOR:

THE DEREK WILBOR LUNGHINO AND CHRIS ANN LUNGHINO AB LIVING TRUST dated July 25, 2004

By: _____
DEREK W. LUNGHINO, Trustee

By: _____
CHRIS ANN LUNGHINO, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me
this 4th day of December, 2019.

Notary Public

My Commission Expires:

LINDA J. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kat Kelly, Notary Public in and for the aforesaid County and State, **CHRIS ANN LUNGHINO, TRUSTEE OF THE DEREK WILBOR LUNGHINO AND CHRIS ANN LUNGHINO AB LIVING TRUST dated July 25, 2004**, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument on her behalf, for the purposes therein contained.

Witness my hand, in Nashville, Tennessee on this the 18th day of November, 2019.

Notary Public

KAT KELLY NOTARY PUBLIC TENNESSEE My Comm Exp. May 9, 2023 COUNTY OF DAVIDSON

My Commission Expires: May 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda J. Williams, Notary Public in and for the aforesaid County and State, **DEREK W. LUNGHINO, TRUSTEE OF THE DEREK WILBOR LUNGHINO AND CHRIS ANN LUNGHINO AB LIVING TRUST dated July 25, 2004**, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument on his behalf, for the purposes therein contained.

Witness my hand, in Nashville, Tennessee on this the 4th day of December, 2019.

Notary Public

My Commission Expires:

LINDA J. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE EASTERLY ONE-HALF OF LOT NO. 7 IN BLOCK 1 IN D.H. BAILEY'S SUBDIVISION OF THE ALLISON PROPERTY, A PLAN OF WHICH IS RECORD IN BOOK 161, PAGE 73, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY ONE-HALF OF LOT NO. 7 FRONTS FIFTY FEET ON THE NORTHERLY SIDE OF GARTLAND AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

Being the same property conveyed to Derek W. Lunghino and Chris Ann Lunghino, Trustees of The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004 by Quitclaim Deed from Derek W. Lunghino and wife, Chris Ann Lunghino, dated May 29, 2016, of record in Instrument No. 20160606-0057003 of the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley

Notary Public

My Commission expires: 3/7/2023