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, Trustee of The Derek Wilbor Lunghino Revocable Living Trust dated December 4, 2019 1313 Gartland Avenue Nashville, Tennessee 37206	-same-	08309006300

Karen Johnson Davidson County
Batch# 330916 DEEDQC
12/17/2019 01:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191217-0130196

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** (hereinafter referred to as the "Grantor"), by these presents, does hereby quitclaim and convey unto **DEREK W. LUNGHINO, TRUSTEE OF THE DEREK WILBOR LUNGHINO REVOCABLE LIVING TRUST DATED DECEMBER 4, 2019**, its 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:

DEREK W. LUNGHINO

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**, 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.

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

Linda J. Williams
Notary Public

My Commission Expires: _____

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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.

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

Linda J. Williams
Notary Public

My Commission Expires: _____

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 by Quitclaim Deed from Derek W. Lunghino and Chris Ann Lunghino, Trustees of The Derek Wilbor Lunghino and Chris Ann Lunghino AB Living Trust UAD July 25, 2004 dated December 4, 2019, of record in Instrument No. 20191217-0130149 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