QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 343256 DEEDQC
01/15/2020 10:06:39 AM 2 pgs
Fees: $13.00 Taxes: $268.99

20200115-0005342

State of Tennessee
County of Davidson

The actual consideration for this transfer is $72,700.00..

Affiant

Subscribed and sworn to before me, this the 30 day of December, 2019

Notary Public

My commission expires: 5-22-22

(AFFIX SEAL)

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard M. Florita	OWNER	Map 158-10-0 Parcel 004.00
1950 Old Hickory Blvd.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amanda Clifford, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Richard M. Florita, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Forrest Trails, of record in Book 3700, Pages 24 and 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Amanda Clifford, a single woman by Deed dated January 28, 2015 from Andrea Lisa Alcorn, Successor Trustee of The Grady M. Alcorn Revocable Trust U/A/D September 16, 2010 and Andrea Lisa Alcorn, Trustee of The Mae P. Alcorn Revocable Trust U/A/D September 16, 2010, joined by Mae P. Alcorn as an individual, of record in Instrument No. 20150130-0008842, and by Quitclaim Deed dated January 28, 2015 from Andrea Lisa Alcorn, as Trustee of The Grady Melvin Alcorn Family Trust, of record in Instrument No. 20150130-0008843, Register's Office for Davidson County, Tennessee. The said Amanda Clifford, a single woman, having quitclaimed unto Amanda Clifford, a single woman and Richard M. Florita, a single man, as tenants in common with right of survivorship, by Quitclaim Deed dated September 14, 2016, of record in Instrument No. 20160916-0097659, said Register's Office, and further from Amanda Clifford, a single woman, and Richard M. Florita, a single man, as tenants in common with right of survivorship, by Quitclaim Deed dated April 2, 2018, to Richard M. Florita, a single man, as to an undivided 87% interest, and Amanda Clifford, a single woman, as to an undivided 13% interest, as tenants in common, of record in Instrument No. 20180411-0033989, Register's Office of Davidson County, Tennessee.

This Quitclaim Deed has been executed and delivered in order to convey the interest of Amanda Clifford to Richard M. Florita. The property is now vested in Richard M. Florita, as to an undivided one hundred (100%) percent interest. Without limiting the above, the Grantor expressly agrees that the Grantee has fully satisfied the Co-Tenancy Agreement with Buyout Requirement dated April 5, 2018 (the "2018 Agreement"), not of record, which was jointly executed by the parties to this Quitclaim Deed. The Grantor hereby acknowledges payment and satisfaction, in full, of all obligations, financial and otherwise, as stated in the 2018 Agreement. From and after the execution and recording of this Quitclaim Deed the Grantor herein has and claims no continuing interest in the above described property.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This is Improved (__x__) Unimproved (____) property, known as: **1950 Old Hickory Blvd., Brentwood, TN 37027**

Witness my/our hand(s) this 30 day of December, 2019.

Amanda Clifford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Clifford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of DEC., 2019.

Notary Public

My Commission Expires: 5.2.22

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY