Karen Johnson Davidson County
Batch# 345973 DEEDQC
01/21/2020 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200121-0007524

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Dennis Ditraglia as Trustee of the Dennis Ditraglia Revocable Trust<br>405 Hyde Park<br>Nashville, TN 37215 | Same | 117 13 0B 012.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DENNIS DITRAGLIA ("Grantor") hereby quitclaims and conveys to DENNIS DITRAGLIA AS TRUSTEE OF THE DENNIS DITRAGLIA REVOCABLE TRUST established on January 17, 2020, as may be amended from time to time, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary all his interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor executed this instrument on this 17th day of January, 2020.

DENNIS DITRAGLIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand, at office, as of this 17th day of January, 2020.

Notary Public

My Commission Expires: November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant (as agent)

Subscribed and sworn to before me, this 17th day of January, 2020.

Notary Public

My Commission Expires:
November 8, 2021

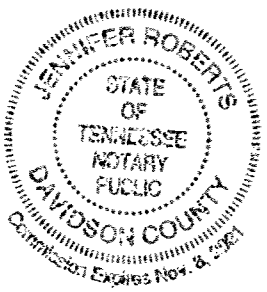


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 405 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, page 419 thru 421 amended in Book 6653, page 118, Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis Ditraglia and Anthony Musto, both unmarried, as joint tenants with the right of survivorship, by deed dated April 17, 1998, of record in Book 10892, page 195, Register's Office for Davidson County, Tennessee. The said Anthony Musto having since died on October 13, 1998 in Davidson County, Tennessee.

27074190.2

Affidavit

I, Andrew C. Henson do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, __Jennifer R. Thompson__, a notary public for this county and state, Andrew Henson

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

My Commission Expires: 5-3-21

Notary Seal:

