This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 362932 DEEDQC
02/25/2020 01:03:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200225-0020934

New Owner:	Send Tax Bill:	Map/Parcel
John Cinti and Diane Cinti, Trustees of the Cinti Joint Revocable Living Trust dated February 12, 2020 309 Lake Valley Drive Franklin, TN 37069	Same	072-16-206.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 12 day of Febry 2020.

Notary Public

RYAN KNIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN E. CINTI** and **DIANE M. ANDES-CINTI,** Husband and Wife (Grantors), by these present do hereby quitclaim and convey unto **JOHN CINTI AND DIANE CINTI, TRUSTEES OF THE CINTI JOINT REVOCABLE LIVING TRUST DATED FEBRUARY 12, 2020**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2 of 1524 Hayden Drive Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1524 Hayden Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160115-0004487, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements,

restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1524 Hayden Drive Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160115-0004487, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from Gogala, LLC, a Tennessee limited liability company, to John E. Cinti and wife, Diane M. Andes-Cinti, as recorded on the 10th day of April, 2017 in Instrument No. 20170410-0034606 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as 1526 Hayden Drive, Nashville, TN 37206.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 12th day of February, 2020.

By: _____
JOHN E. CINTI

_____
DIANE M. ANDES-CINTI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Cinti and Diane M. Andes-Cinti, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 12 day of February, 2020.

_____
NOTARY PUBLIC
My Commission Expires: 7/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021