Karen Johnson Davidson County
Batch# 371967 DEEDQC
03/13/2020 10:46:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200313-0028206

This Instrument was prepared by:
Marshall & Associates, PLLC
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

FROM: **ALICIA GAITANI, Grantor/Affiant.**

TO: **THE GAITANI FAMILY TRUST**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Alicia Gaitani 2845 Whitebranch Drive Hermitage, TN 37076	Alicia Gaitani 2845 Whitebranch Drive Hermitage, TN 37076	097 02 0A 59800 CO

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

Alicia Gaitani
ALICIA GAITANI, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ALICIA GAITANI, Grantor/Affiant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **ALICIA GAITANI, Grantor/Affiant,** and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mount Juliet, Tennessee, this 10th day of March, 2020.

Chelsea N Haslam
NOTARY PUBLIC
My Commission Expires: 12/12/2022

CHELSEA N. HASLAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-12-2022

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **THE GAITANI FAMILY TRUST**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ALICIA GAITANI, Grantor/Affiant,** does hereby quitclaim, transfer and convey to **THE GAITANI FAMILY TRUST** all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of March, 2020.

Alicia Gaitani

ALICIA GAITANI, Grantor/Affiant

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ALICIA GAITANI, Grantor/Affiant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **ALICIA GAITANI, Grantor/Affiant**, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Mount Juliet, Tennessee, this 10th day of March, 2020.

Chelsea N. Haslam

NOTARY PUBLIC
My Commission Expires: 12/12/2022

CHELSEA N. HASLAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-12-2022

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EXHIBIT A

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. 598 on the Plan of Villages of Riverwood, Section One, Phase 5B, of record, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, (Grantor Beazer Homes, LLC, a Delaware limited liability company is the successor in interest to Beazer Homes Corp.) by deed of record in Instrument No. 20081222-0122060 from Chris Pardue, an Individual, dated December 19, 2008, and recorded December 22, 2008, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alicia Gaitani, a single woman, by deed dated July 11, 2017, from Beazer Homes Corp., a Tennessee Corporation, in Instrument No. 20170713-0070465 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The is improved property known as: 2845 Whitebranch Drive, Hermitage, Tennessee, 37076.
Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.