Karen Johnson Davidson County
Batch# 394339 DEEDQC
05/01/2020 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200501-0045589

PREPARED BY:

*Robert J. Hazard, Esq.*
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Actual consideration for this transfer is -$0-.

Richard Mark Corazza
AFFIANT

Subscribed and sworn to before me on this day, April 28, 2020.

Dara Warren
Notary Public

DARA WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

My Commission Expires: Oct 2, 2023

**New Owner Address:**
Richard Mark Corazza, Trustee
213 Shady Grove Rd.
Nashville, TN 37214

**Send Tax Bills To:**
Same

**Map-Parcel Number**
084 16 0 168.00

## QUITCLAIM DEED

**Lillian Corazza** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Richard Mark Corazza, Trustee of The Shady Grove Trust, dated APRIL 28, 2020** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

*<Signature page to follow.>*

507926.1/020200240

**WITNESS** my hand on this day, April 28, 2020.

Lillian Corazza

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lillian Corazza** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as her free act and deed and for the purposes therein contained.

**WITNESS** my hand and official seal on this day, April 28, 2020.

Dara Warren
Notary Public

My Commission Expires: Oct 2, 2023

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

## EXHIBIT A

A tract of land in the Third, formerly Second, Civil District of Davidson County, Tennessee, known as Lot No. 20 on the unrecorded Map of Donelson Heights Subdivision, as shown on Plan by Erle Drake, Surveyor, July 9, 1921, and described as follows:

Beginning at a point in the easterly margin of a 30 foot unnamed Avenue shown on said Drake survey, the common corner of Lots Nos. 19 and 20, said point being 727 feet north of the north margin of the Lebanon Pike; thence with the line between Lots Nos. 19 and 20, easterly 200 feet to the west line of Lot No. 23; thence with the line between Lots Nos. 20 and 23, northerly 100 feet to the corner of Lot 21; thence with the line between Lots Nos. 20 and 21, westerly 200 feet, to the margin of said unnamed Avenue; thence with the margin of the same, southerly 100 feet to the beginning.

Being the same property conveyed to Richard Corazza and wife, Lillian Corazza from B.H.W. Corporation, a Tennessee corporation, by warranty deed of record in Book 6693, Page 517, Register's Office for Davidson County, Tennessee. Richard Corazza having died on March 14, 2020, and Lillian Corazza being the sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This improved property commonly known as 213 Shady Grove Rd., Nashville, TN 37214.

### True Copy Certification

I, Andrew J. Bellm, 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.

Signature

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021