(1)

Karen Johnson Davidson County
Batch# 396883 DEEDQC
05/07/2020 10:38:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200507-0047611

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Albert Anthony DiFiore
AFFIANT

Subscribed and sworn to before me this 1st day of May, 2020.

My Commission Expires: 9.4.20

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

Address New Owners as Follows:
Albert Anthony DiFiore
8756 Poplar Creek Road
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel:
154 00 0 285.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Thomas Albert DiFiore, unmarried,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Albert Anthony DiFiore and Erin Katherine DiFiore, husband and wife as joint tenants with full rights of survivorship,** GRANTEE. Said property conveyed herein is described as follows:

Being a tract of land as shown on property Map 154, Assessor's Office for Davidson County, Nashville, Tennessee, bounded in general by Poplar Creek Road on the south; Imoline Watson remainder on the west and north and Danny George Sullivan on the east, being Lot 1 of the Imoline Watson Subdivision, of record in Book 11190, page 112, Register's Office for Davidson, more particularly described as follows:

Beginning at an iron pin set on the north margin of Poplar Creek Road (25' from the center) in the west line of Danny George Sullivan (ref. deed book 8040 page 819 R.O.D.C.) thence leaving Sullivan and with the margin of said road S 88 degrees 03 minutes 42 seconds W 240.87' to an iron pin set; thence with a curve to the left having the following characteristics: Delta=00 degrees 57 minutes 50 seconds ; radius=653.79'; arc= 11.00'; tangent= 5.50'; chord=S 87degrees 34 minutes 47 seconds W 11.00' to an iron pin set on the east side of a driveway; thence leaving Poplar Creek Road and with the east margin of said drive N 34 degrees 55 minutes 48 seconds W 22.06' to an iron pin set; thence N 17 degrees 59 minutes 13 seconds W 93.64' to an iron pin set; thence N 07 degrees 36 minutes 59 seconds W 61.23' to an iron pin set; thence N 19 degrees 12 minutes10 seconds E 43.63' to an iron pin set; thence leaving the drive N 88 degrees 08 minutes 59 seconds E 115.09' to an iron pin set; thence N 19 degrees 01 minutes 52 seconds E 151.12' to an iron pin set on the east side of the aforementioned drive; thence with the drive N 26 degrees 42 minutes 47 seconds, E 54.12' to an iron pin set; thence leaving the drive and crossing a drain S 88 degrees 57 minutes 56 seconds E 105.52' to an iron pin set in the west line of the aforementioned Danny George Sullivan; thence with Sullivan's west line S 01 degrees 02 minutes 04 seconds W 393.51' to the point of beginning, containing 2.00 acres, more or less, and being a portion of Imoline Watson property as recorded in Plat Book 11190, page 112, Register's Office according to a survey by Randolph L. Chapdelaine R.L.S. # 1444, 7111B Sweetgum Drive, Fairview, TN 37062, and dated June 21, 1999.

Being the same property conveyed to Albert Anthony DiFiore and Erin Katherine DiFiore husband and wife as joint tenants with full rights of survivorship and Thomas Albert DiFiore, a single person by Warranty deed from Dwight T. Derringer and wife, Misti Derringer of record in Instrument No. 20180420-0037601 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 20, 2018.

This property is also known as: **8756 Poplar Creek Road Nashville, Tennessee 37221.**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23 day of March, 2020.

Thomas Albert DiFiore

STATE OF New Jersey
COUNTY OF Sussex

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Thomas Albert DiFiore**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23 day of March, 2020.

Notary Public

My Commission Expires: 9/26/2024

CATHRINE ARNOTT
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # [redacted]
MY COMMISSION EXPIRES September 26, 2024
NEW JERSEY