Karen Johnson Davidson County
Batch# 399723 DEEDQC
05/13/2020 02:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200513-0049808

QUITCLAIM DEED

W-SB-QCD-20-1407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

JORDAN T. MYERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas J. Rapisarda and Shawnee M. Rapisarda, as Trustees of the Rapisarda Family 2011 Trust, dated May 31, 2011	**New Owner**	
(NAME)	(NAME)	**071-16-0-026.00**
700 Eldridge Ave,		
(ADDRESS)	(ADDRESS)	
Vacaville, CA 95688		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS J. RAPISARDA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS J. RAPISARDA AND SHAWNEE M. RAPISARDA, AS TRUSTEES OF THE RAPISARDA FAMILY 2011 TRUST, DATED MAY 31, 2011** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 60 feet on the Northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain's Subdivision of the Lischey Gardens of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 6 fronts 60 feet on the Easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.

Included in the above description but excluded therefrom is the following Right-of-Way conveyed by Frank Davenport to Metropolitan Government of Nashville & Davidson County by Warranty Deed dated 10/14/03 and recorded 10/22/03 in Instrument Number 20031022-0156561, described as follows: Beginning at a point in the existing right-of-way of Jones Avenue, 14.49 feet right of station 20+37.84 Project 01-R-05; thence with the Easterly right-of-way of Jones Avenue, North 13 degrees 34' 40" East, 60.32 feet to a point 13.93 feet right of station 20+98.16 Project 01-R-05; thence leaving the Easterly right-of-way of Jones Avenue, South 76 degrees 28' 22" East, 11.07 feet to a point; thence South 14 degrees 06' 34" West, 60.06 feet to a point; thence North 77 degrees 55' 00" West, 10 52 feet to the point of beginning, containing approximately 649.50 square feet, or 0.015 acres.

Being the same property conveyed to Thomas J. Rapisarda by Quitclaim Deed from Thomas J. Rapisarda and Shawnee M. Rapisarda, as Trustees of The Rapisarda Family 2011 Trust, dated May 31, 2011 of record in Instrument No. 20191202-0123636, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1407 Jones Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 6 day of May, 20 20.

Thomas J. Rapisarda

STATE OF CA
COUNTY OF Solano

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. RAPISARDA, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 9/13/2020
(SEAL)

N. SISNEROZ
Notary Public - California
Solano County
Commission # 2162789
My Comm. Expires Sep 13, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY