THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 400833 DEEDQC
05/15/2020 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050501

New Owner:	Send Tax Bills To:	Parcel Number:
Troccoli Enterprises, LLC 4639 Brown Leaf Drive Old Hickory, TN 37138	New Owner	086 14 0B 001.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 8th day of May 2020.

Notary Public
My Commission Expires: 5/2/22
(Affix Seal)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JOSEPH TROCCOLI AND SHIRLEY GAYLE TROCCOLI**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and quitclaim unto **TROCCOLI ENTERPRISES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situated in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of Lots 1 through 4 on the Plan of Fleetwood Subdivision, Phase 1, of record in Book 6900, pages 465 and 466, as revised in Book 7990, page 318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Troccoli and Shirley Gayle Troccoli, for their joint lives, with the remainder to the survivor of them, by Special Warranty Deed dated July 27, 2012 and recorded August 29, 2012, Instrument No. 20120829-0077971,

Register's Office for Davidson County, Tennessee, and further being the same property conveyed from Rubin Lublin Suarez Serrano TN, LLC as Substitute Trustee, to Federal Home Loan Mortgage Corporation, as described in Instrument No. 20111012-0079248, dated October 7, 2011, recorded October 12, 2011, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **3016 Lake Drive, Hermitage, TN 37076.**

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 8th day of May, 2020.

GRANTORS:

JOSEPH TROCCOLI

Shirley Gayle Troccoli

SHIRLEY GAYLE TROCCOLI

Notary Acknowledgment

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joseph Troccoli and Shirley Gayle Troccoli**, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 8th day of May, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: 5/2/22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

