Karen Johnson Davidson County
Batch# 400835 DEEDQC
05/15/2020 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050503

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

New Owner:	Send Tax Bills To:	Parcel Number:
Troccoli Enterprises, LLC 4639 Brown Leaf Drive Old Hickory, TN 37138	New Owner	150 12 0B 017.00

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 J. TROCCOLI AND SHIRLEY TROCCOLI**, husband and wife, hereinafter called the Grantors, 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:

BEING land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section One, Kensal Green, of record in Plat Book 7900, page 593, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph J. Troccoli and Shirley Troccoli, by Substitute Trustee's Deed dated February 26, 2010 and recorded March 30, 2010, Instrument No. 20100330-0023505, Register's Office for Davidson County, Tennessee, and further being the same property conveyed from Nationwide Trustee Services, Inc., as Substitute Trustee,

to Federal National Mortgage Association, as described in Instrument No. 20090722-0068626, dated July 16, 2009, recorded July 22, 2009, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **3820 Park Royal Lane, Antioch, Tennessee 37013**.

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 J. TROCCOLI

Shirley Troccoli

SHIRLEY 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 J. Troccoli and Shirley 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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM