THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215
No title search was performed in the preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch# 433725 DEEDQC
07/09/2020 12:31:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200709-0074677

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration for this transfer is: $-0-.

Mark E Jannitto & Darcy M. Lynch
Affiant

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

Kelley L Archibald
Notary Public

My Commission Expires: 04/20/2020

KELLEY L ARCHIBALD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darcy M. Lynch, Mark E. Jannitto, and Hannah Jannitto 15 Hendricks Street Wakefield, RI 02879	New Owner	147 11 0 103.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Darcy M. Lynch and Mark E. Jannitto, wife and husband,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Darcy M. Lynch and Mark E. Jannitto, wife and husband, and Hannah Jannitto, unmarried, as joint tenants with rights of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Lot 452, WHISPERING HILLS, SECTION II-C, as shown on plat of record in Plat Book 2663, Page 66-67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 425 fronts 76 feet on the Southerly side of Northcrest Drive and extends back 311.8 feet on the Easterly line and 369.9 feet on the Westerly line to a rear line, which is a broken line measuring 168 feet thereon.

Being the same property conveyed to Darcy M. Lynch and Mark E. Jannitto, wife and husband by Warranty Deed from Sarah Katelyn Hall and John Leroy Hall, wife and husband, dated September 9, 2019, recorded on September 12, 2019 in Instrument No. 20190912-0092372 in the Register's Office of Davidson County, Tennessee.

This improved property known as 505 Northcrest Drive, Nashville, TN 37211.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2019.

Mark E. Jannitto

Darcy M. Lynch

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mark E. Jannitto the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of October 2019.

Kelley L Archibald
Notary Public
My Commission Expires: 04/20/2020

KELLEY L ARCHIBALD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Darcy M. Lynch the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of October 2019.

Kelley L Archibald
Notary Public
My Commission Expires: 04/20/2020

KELLEY L ARCHIBALD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY