QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 433784 DEEDQC
07/09/2020 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200709-0074754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Fourfourfour Revocable Trust, Dated July 2, 2020	**Same**	
(NAME)	(NAME)	
2127 Fernwood Drive		**072-12-0-141.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(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,

LESLIE A. MOSIER, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

THE FOURFOURFOUR REVOCABLE TRUST, DATED JULY 2, 2020 ("GRANTEE")

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 LOT(S) 183, AS SHOWN ON THE MAP ENTITLED DALEWOOD, SECTION III, OF RECORD IN BOOK 1835, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LESLIE A. MOSIER, A SINGLE PERSON, BY WARRANTY DEED FROM SEANACHE HOMES INC., A NEVADA CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20160831-0091219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID LESLIE A. MOSIER HAVING SINCE MARRIED TO ROB CHIANELLI, WHO JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST THAT HE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2127 Fernwood Drive, Nashville, TN 37216**

Witness our hands this the 2 day of July, 2020.

Leslie A. Mosier

Rob Chianelli

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leslie A. Mosier**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of July, 2020.

Notary Public
My Commission Expires: 05/09/23

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rob Chianelli**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of July, 2020.

Notary Public
My Commission Expires:

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

