This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 476263 DEEDQC
09/15/2020 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200915-0105408

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Louisa Shafia 1519 Russell Street Nashville, TN 37206	Louisa Shafia 1519 Russell Street Nashville, TN 37206	Parcel No. 083-13-0-381.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JAMES V. ROTONDI** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **LOUISA SHAFIA** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of September, 2020, but is effective as of the 15th day of September, 2020.

GRANTOR:

JAMES V. ROTONDI

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James V. Rotondi, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained by signing his name.

Witness my hand and official seal this 11 day of September, 2020.

My Commission Expires:
9/6/2022

Notary Public

AFFIDAVIT OF VALUE

I, James V. Rotondi, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 11 day of September, 2020.

Affiant

Notary Public

My Commission Expires: 9/6/2022

CHARLES CLINT GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CHARLES CLINT GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

LAND in Davidson County, Tennessee, being Lot No. 61 and the Westerly 5.0 feet of Lot No. 62, Block 'G', on the plan of Lindsley Home Place, of record in Map Book 2, Page 92, in the Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James V. Rotondi and Louisa Shafia, husband and wife, pursuant to Warranty Deed dated February 17, 2015, recorded as Instrument No. 20150220-0014946, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I do hereby make oath that I am 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.

Chandler Farmer

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On September 15, 2020, before me, Carole M. Maxson, personally appeared Chandler Farmer, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 3-25-24

