(1)

Karen Johnson Davidson County
Batch# 537127 DEEDQC
12/17/2020 12:44:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201217-0149503

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me, this the 11th, day of December, 2020.

Notary Public:
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

ADDRESS OF NEW OWNER:
Rose Legacy, LLC
307 Sanders Ferry Road
Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
093-10 403.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Daniela R. Agnoletti**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Rose Legacy, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

LAND in Davidson County, Tennessee, being the south 39 feet of Lot No. 3 and the north 24 feet of Lot No. 2 on the Map of Kirkman's Subdivision of the Academy Property, as of record in Book "R", page 460, Register's office for said County.

SAID parts of said lots adjoin and front together 63 feet on the westerly side of Third Avenue, South, formerly College Street, and run back between parallel lines 162 feet to an alley.

BEING the same property conveyed to Giancarlo Agnoletti and wife, Debra Agnoletti, by Warranty Deed from Patricia Foley Gray and Nancy Foley Curtis nka Nancy Foley, dated August 11, 2003, of record in Instrument No. 20030826-0123722, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Giancarlo Agnoletti, unmarried, by Quitclaim Deed from Debra Smilkstein (formerly Agnoletti), unmarried, dated April 5, 2013, of record in Instrument No. 20130408-0034413, Register's Office for Davidson County, Tennessee. Giancarlo Agnoletti having died on February 15, 2019 leaving Daniela R. Agnoletti as his sole heir at law and beneficiary under the will of record in the Davidson County Probate Court as Docket No. 19P445.

These are improved properties commonly known as: **311 3rd Avenue South, Nashville, TN 37201.**

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 limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 11 day of November, 2020.

Daniela R. Agnoletti

STATE OF TN)
) ss:
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniela R. Agnoletti, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN this 11th day of December, 2020.

Notary Public

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY

My Commission Expires:_____