Karen Johnson Davidson County
Batch# 558835 DEEDQC
01/22/2021 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210122-0009739

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 29540747

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
John Joseph Sangervasi, Trustee of the John and Sandra Sangervasi Community Property Trust 1104 Belle Meade Boulevard Nashville, TN 37205	John Joseph Sangervasi, Trustee 1104 Belle Meade Boulevard Nashville, TN 37205	Map & Parcel: 130 13 0 042.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, JOHN J. SANGERVASI AND SANDRA F. SANGERVASI, by these presents do hereby quitclaim and convey to JOHN JOSEPH SANGERVASI, TRUSTEE OF THE JOHN AND SANDRA SANGERVASI COMMUNITY PROPERTY TRUST, his successor and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1104 Belle Meade Boulevard, Nashville, Tennessee 37205.

Manner of Execution. This instrument has been executed in compliance with, as applicable, Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020, as may be renewed from time to time.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 14th day of JANUARY, 2021.

John J. Sangervasi

Sandra F. Sangervasi

Sandra F. Sangervasi

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John J. Sangervasi and Sandra F. Sangervasi, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of January, 2021.

Rugenia Hines

Notary Public

My Commission Expires:

_____

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 03, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 14th day of January, 2021.

Rugenia Hines

Notary Public

My Commission Expires:

_____

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 03, 2023

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 32 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Plat Book 1130, page 87, 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 John J. Sangervasi and wife, Sandra F. Sangervasi, as tenants by the entireties by deed of record at Instrument 00008956-0000203, Register's Office of Davidson County, Tennessee.

29540747.1

Affidavit

I, Andrew C. Henson 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, __Jennifer R. Thompson__, a notary public for this county and state, Andrew Henson

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

My Commission Expires: 5-3-21

Notary Seal:

