THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 569680 DEEDQC
02/08/2021 08:59:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210208-0017384

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Joseph Della Noce and Victoria Della Noce 319 Circuit Road Franklin, TN 37064	Same	091-06-0-234.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JOSEPH DELLA NOCE and VICTORIA DELLA NOCE, husband and wife, (hereinafter "Grantors"), by these presents and for the purpose of terminating their tenancy by the entirety, do hereby quitclaim and convey in fee simple unto JOSEPH DELLA NOCE and VICTORIA DELLA NOCE as Tenants in Common, each owning an undivided 1/2 interest with no survivorship rights, (hereinafter "Grantees"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description attached has been taken from the prior Warranty Deed conveying the interest in said property to Grantors as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title.

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

The purpose of this conveyance is to convert the ownership of the herein described property from a tenancy by the entireties to a tenancy in common with no right of survivorship.

WITNESS MY HAND this 4 day of February, 2021.

JOSEPH DELLA NOCE, Grantor

VICTORIA DELLA NOCE, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, JOSEPH DELLA NOCE, 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/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4 day of February, 2021.

Notary Public
My Commission Expires: 3/7/2023

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, VICTORIA DELLA NOCE, 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/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4 day of February, 2021.

Notary Public
My Commission Expires: 3/7/2023

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1314, BLOCK 21 ON THE PLAN OF NO. 2 OF WEST NASHVILLE TENNESSEE OF RECORD IN PLAT BOOK 57, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING A PART OF THE SAME PROPERTY CONVEYED TO DALE AVENUE, LLC BY QUITCLAIM DEED FROM JEFF GAW OF RECORD AT INSTRUMENT NO. 20130129-0009321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 29, 2013 AND RECORDED ON JANUARY 29, 2013.

BEING THE SAME PROPERTY CONVEYED TO JEFF GAW BY QUITCLAIM DEED FROM JEFF GAW OF RECORD AT INSTRUMENT NO. 20121212-0114619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 7, 2012 AND RECORDED ON DECEMBER 12, 2012. THE PURPOSE OF THIS QUITCLAIM DEED IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

BEING THE SAME PROPERTY CONVEYED TO JEFF GAW BY DEED FROM FIRST JORDAN, FLP, AS TRUSTEE OF THE 5407 LOUISIANA AVENUE TRUST OF RECORD AT INSTRUMENT NO. 20121212-0114618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 7, 2012 AND RECORDED ON DECEMBER 12, 2012.

THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 172, SAID REGISTER'S OFFICE; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH DELLANOCE AND WIFE VICTORIA DELLANOCE, BY WARRANTY DEED FROM DALE AVENUE, LLC, DATED SEPTEMBER 26, 2013 AND RECORDED IN BOOK 20131002, PAGE 0103158 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ON OCTOBER 2, 2013.

This is improved property, known as
5407A Louisiana Ave., Nashville, Tennessee 37209