THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 05110C
PARCEL: 001.00CO

NEW OWNER'S ADDRESS
Frank E. Middleton
1501 Royal St.
Madison, TN 37115

Karen Johnson Davidson County
Batch# 605802 DEEDQC
04/01/2021 03:46:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210401-0043488

SEND TAX BILLS TO:
Frank E. Middleton
2830 Union Hill Rd.
Joelton, TN 37080

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HOMESTEAD TITLE & ESCROW, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of no monetary consideration, I, Martha J. De Pasquo, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Frank E. Middleton, unmarried, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain condominium unit in Davidson County, Tennessee, being Unit 1 on the Plan of Royal Trace Condominiums, a copy of which is of record in Book 6887, Page 892, Register's Office for Davidson County, Tennessee, as Exhibit A to the Master Deed of Royal Trace Condominiums of record in Book 6887, Page 883, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Fermo De Pasquo and wife, Martha J. De Pasquo by Warranty Deed dated 7/21/2005 from Jean W. Hickey Crowell, a married woman of record in Instrument No. 20050722-0085585, Register's Office for Davidson County, Tennessee. Fermo De Pasquo, now being deceased, having died February 23, 2021, leaving Martha J. De Pasquo as the surviving tenant by the entirety.

This is X improved ( ) unimproved property known as: 1501 Royal St., Madison, TN 37115.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 30 day of March, 2021.

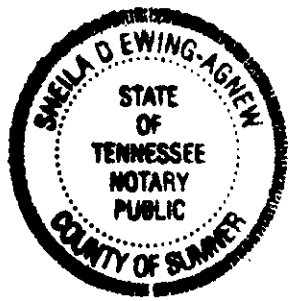
Martha J. De Pasquo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha J. De Pasquo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of March, 2021.

Notary Public
My Commission Expires: 3.25.2025



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 30 day of March, 2021.

Notary Public
My Commission Expires: 3.25.2025

