Karen Johnson Davidson County
Batch# 615100 DEEDQC
04/14/2021 03:19:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210414-0049927

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 19 day of February, 2021

Notary Public
My commission expires: 6.17.2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
The Tulip Lane Trust	← Same	181-02-0A-230 CO (O-1)
4370 Arno Rd		181-02-0A-234 CO (O-5)
Franklin, TN 37064		181-02-0A-235 CO (O-6)
		181-02-0A-241 CO (O-12)
		181-02-0A-243 CO (O-14)

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul V. Monaci and Wendy D. Monaci,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paul V. Monaci, Trustee of the Tulip Lane Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. O-1, O-5, O-6, O-12, and O-14, of Lenox Creekside, Phase 6, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being part of the same property conveyed to Paul V. Monaci and wife, Wendy D. Monaci, by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, dated November 19, 2015 of record in Instrument Number 20151120-0117950, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 8121 Lenox Creekside O-1, O-5 O-6, O-12, O-14, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 19 day of February, 2021.

Paul V. Monaci

Wendy D. Monaci

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul V. Monaci and Wendy D. Monaci,** the bargainor(s), 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 at Brentwood, Tennessee, this the 19 day of ~~December, 2020~~ February 2021.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024