QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2021.

Lauren Ewing
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LAUREN ROSE EWING
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-7-

Karen Johnson Davidson County
Batch# 622872 DEEDQC
04/27/2021 09:42:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210427-0055725

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Michael C. Sapp and Debra R. Sapp	Same	
(NAME)	(NAME)	P/O 105-5-54
1412 Villa Place		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SYDNEY J. WADEAND THOMAS C. PERNICE, JR ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL C. SAPP AND DEBRA R. SAPP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 12, AS SHOWN ON THE PLAN OF J.B. HAYNIE'S SUBDIVISION, OF RECORD IN PLAT BOOK 148, PAGE 433, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, CONVEYED TO BONNIE J. THOMPSON, OF RECORD IN QUITCLAIM #20060315-0029769, R.O.D.C;

THENCE WITH THE SOUTHERLY LINE OF LOT 12, SOUTH 82° 05' 16'' EAST, 150.00 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY OF ALLEY #436, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 12;

THENCE WITH THE WESTERKY RIGHT-OF-WAY OF SAID ALLEY, SOUTH 09°08'09'' WEST, 12.25 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF LOT 1, AS SHOWN ON THE RESUBDIVISION OF LOTS 27-49 OF O. B. HAYES ROKEBY PLAN, OF RECORD IN PLAT BOOK 421, PAGE 22, R.O.D.C, CONVEYED TO SHARON G. WALLACE, OF RECORD IN DEED BOOK 10832, PAGE 345, R.O.D.C;

THENCE LEAVING SAID ALLEY WITH THE NORTHERLY LINE OF LOT 1, NORTH 81° 10' 44'' WEST, 72.98 FEET TO AN IRON PIN SET;

THENCE NORTH 81° 46' 20'' WEST, 77.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY OF VILLA PLACE, AND ALSO BEING THE NORTHWEST CORNER OF LOT 1;

THENCE WITH THE EASTERLY RIGHT-OF-WAY OF VILLA PLACE, NORTH 09° 08' 09'' EAST, 10.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1,689.34 SQUARE FEET OR 0.04 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED NOVEMBER 11, 2012.

BEING THE SAME PROPERTY CONVEYED TO SYDNEY J. PERNICE AND THOMAS C. PERNICE, BY QUITCLAIM DEED FROM BONNIE J. THOMPSON, OF RECORD IN INSTRUMENT NUMBER 20121206-0112722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID SYDNEY J. PERNICE HAVING SINCE DIVORCED AND HAS SUBSEQUENTLY RETURNED TO THE USE OF HER MAIDEN NAME AND IS NOW KNOWN AS SYDNEY J. WADE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 21ST day of April, 2021.

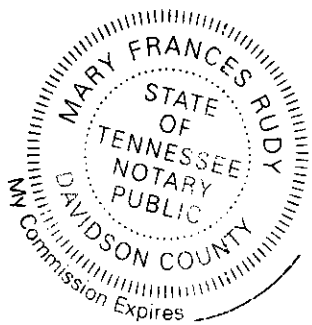
SYDNEY J. WADE F/K/A SYDNEY J. PERNICE

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SYDNEY J. WADE F/K/A SYDNEY J. PERNICE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21ST day of April, 2021.

Notary Public
My Commission Expires: 1-3-22



THOMAS C. PERNICE, JR

STATE OF FLORIDA)
COUNTY OF COLLIER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS C. PERNICE, JR** , 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14TH day of APRIL, 2021.

Notary Public
My Commission Expires: OCT. 18TH, 2024

KATI MCBURNEY
Commission # HH 054230
Expires October 18, 2024
Bonded Thru Budget Notary Services