PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)

Karen Johnson Davidson County
Batch# 676017 DEEDQC
07/13/2021 03:05:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210713-0094256

From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradford Gioia and Minna Cook Gioia Co-Trustees 126 Ensworth Ave Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 09213009900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradford Gioia and spouse, Minna Gioia**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **Bradford Gioia and Minna Cook Gioia, Co-Trustees of the GIOIA TENNESSEE COMMUNITY PROPERTY TRUST U/A/D June 17, 2021,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to certain tracts or parcels of land described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6, Block 6 on the Plan of Charlotte Park 2nd Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the northerly margin of Park Avenue (formerly First Avenue) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bradford Gioia and spouse, Minna Gioia, by Warranty Deed from Magdalene, Inc., a corporation, dated December 6, 2013 and recorded on December 9, 2013, of record in Inst. No. 20131209-0124857, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as: 3322 Park Avenue, Nashville, TN 37209.

WITNESS THE EXECUTION HEREOF on 6/24, 2021.

Bradford Gioia **Minna Gioia**

State of Tennessee
County of Davidson

On 6/24, 2021, before me the undersigned authority, personally appeared **Bradford Gioia and Minna Gioia,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on 6/24, 2021.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

My Commission Expires:

Wldoc: QC Deed QDoc