Karen Johnson Davidson County
Batch# 676017 DEEDQC
07/13/2021 03:05:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210713-0094257

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)
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: 091-02-321

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 **Minna Cook Gioia and spouse, Bradford 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 Nos. 1402 and 1404 of Block No. 46 on the Plan No. 2, West Nashville of record in Book 57, pages 172 and 173, Register's Office for said County.

Said Lot Nos. 1402 and 1404 of Block 46 front together 60 feet on the southerly margin of California Avenue and extend back between parallel lines along the westerly margin of 55th Avenue North, 150 feet to an alley.

Being the same property conveyed to Minna Cook Gioia and spouse, Bradford Gioia, by Quitclaim Deed from Christy W. Ivey, Trustee, dated December 21, 2015 and recorded on December 29, 2015, of record as Inst. No. 20151229-0130702, Register's Office for Davidson County, Tennessee.

Description Reference: The property is described according to the recorded subdivision plan.

This is improved property known as: 5501 California Avenue, Nashville, TN 37209.

WITNESS THE EXECUTION HEREOF on 6/24, 2021.

Minna Cook Gioia
Minna Cook Gioia

Bradford Gioia
Bradford Gioia

State of Tennessee
County of Davidson

On 6/24, 2021, before me the undersigned authority, personally appeared **Minna Cook Gioia and Bradford 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