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

Karen Johnson Davidson County
Batch# 676017 DEEDQC
07/13/2021 03:05:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210713-0094260

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: 118-1-317

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 all of Lot No. 149 on the Plan of Montrose Place, as shown by plat appearing of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Minna Cook Gioia and spouse, Bradford Gioia, by Quitclaim Deed from Jan Baker Pass and spouse, Lawrence J. Pass, dated December 14, 2015 and recorded on December 29, 2015, of record in Inst. No. 20151229-0130707, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 913 Montrose Ave., Nashville, TN 37204.

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: _____

WIdoc: QC Deed QDoc