Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040. (931) 218-7800, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 677831 DEEDQC
07/16/2021 08:25:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210716-0095581

REBECCA W. TROYANI

TO: QUITCLAIM DEED

REBECCA W. TROYANI, Trustee of the
REBECCA W. TROYANI REVOCABLE TRUST dated July 13, 2021

THIS QUITCLAIM DEED OF REALTY, executed as of the 13th day of July 2021, by Grantor, REBECCA W. TROYANI, Grantee, REBECCA W. TROYANI, Trustee of the REBECCA W. TROYANI REVOCABLE TRUST dated July 13, 2021, and any amendments thereto,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in the Davidson County, Tennessee, being bounded described as follows:

PARCEL ONE:

LAND in the 14th Civil District of said County and State, described according to a survey made by Steve Draper, May 17, 1963, as follows:

BEGINNING at a point in the southwesterly margin of Ridgewood Drive 180 feet northwestwardly from the northeast corner of the property conveyed to Hulon D. Murphy and wife, by deed from Georgia A. Colebrook, of record in book 3536, page 22, Register's Office for said County; thence south 52 degrees 30 feet west 317 feet; thence northwestwardly 290 feet; thence northeastwardly 300 feet, more or less, to the margin of said Drive; thence with same around a curve in a southeasterly direction 475 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Rebecca W. Troyani, by Quitclaim Deed from Anthony L. Troyani, dated December 8, 1993, of record in Official Record Book

Volume 9198, Page 486, in the Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of William Hills, Section One, as of record in Book 3500, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included herein but specifically excluded is that portion of the property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by instrument of record in Book 4551, page 195, said Register's Office.

Being the same property conveyed to Rebecca W. Troyani, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated November 26, 2003, of record in Instrument No. 20031205-0175327, in the Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Rebecca W. Troyani

REBECCA W. TROYANI Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, REBECCA W. TROYANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 13 day of July, 2021.

My Commission Expires:

2/12/2024.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart

Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Rebecca W. Troyani, Trustee of the Rebecca W. Troyani Revocable Trust dated July 13, 2021 8099 Ridgewood Road Goodlettsville, TN 37072	SAME / OWNER
Property Addresses:	Map and Parcel Nos.:
Parcel One: 8099 Ridgewood Road Goodlettsville, TN 37072	005 00 0 014.01
Parcel Two: 3120 Union Hill Road Joelton, TN 37080	015 14 0 010.00

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is **$-0-**

Rebecca W. Troyani
Affiant

Subscribed and sworn to before me this the
13 day of July, 2021.

Brittney Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/12/2024

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY