PREPARED BY:

Justin S. Tanner, Attorney
5865 Ridgeway Center Parkway
Suite 300
Memphis, TN 38120
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Karen Johnson Davidson County
Batch# 683784 DEEDQC
07/26/2021 03:53:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210726-0100240

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, Barbara A. Frontauria, a widow and surviving spouse of the marriage to Eugene G. Frontauria ("Grantor"), do hereby quitclaim and convey unto Barbara A. Frontauria, Trustee of The Barbara Frontauria Revocable Living Trust, dated July 29, 2021 ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

BEGINNING at a point on the northeast corner of the terminus of Metro Road, and a common corner with ball park property; thence easterly 160 feet to a point in fence line; thence northerly 564 feet to an iron pin; thence westerly 272 feet to an iron pin; thence southerly 610 feet to a point of beginning, containing 3 acres, more or less.

BEING the same property conveyed to Eugene G. Frontauria (deceased) and wife, Barbara A. Frontauria by Warranty Deed of record in Book 9583, page 312-315, recorded on Februar 1, 1995 in the Davidson County Office of the Register of Deeds.

Parcel I.D.: 135 00 0 286.00

This is improved property and is commonly known as 148 Una Recreation Road, Nashville, TN 37217.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 29 day of July, 2021.

GRANTORS:

Barbara A. Frontauria
Barbara A. Frontauria

State of Tennessee
County of Davidson

Before me, Brenda Boyd-Walker, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eugene G. Frontauria and Barbara A. Frontauria, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24 day of July, 2021.

Brenda Boyd-Walker
Notary Public

My commission expires: Nov. 6, 2024

BRENDA BOYD-WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

(FOR RECORDING DATA ONLY)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, this transfer is exempt from transfer tax under T.C.A. §67-4-409(a)(3)(F).

Barbara A. Frontauria
Affiant

Subscribed and sworn to before me this 24 day of July, 2021.

Brenda Boyd-Walker
Notary Public

My commission expires: Nov. 6, 2024

BRENDA BOYD-WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Property address:
148 Una Recreation Road
Nashville, TN 37217

Map & Parcel No.:
135 00 0 286.00

New Owner / Tax Bill To:
Barbara A. Frontauria,
Trustee of The Barbara Frontauria
Revocable Living Trust,
dated July 24, 2021
148 Una Recreation Road
Nashville, TN 37217

Conveyance tax	EXEMPT
Recording fee	$10.00
Register's fee	$ 0.00
DP Fee	$ 2.00
Total	**$12.00**