Karen Johnson Davidson County
Batch# 706361 DEEDQC
08/27/2021 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116221

Name and Address of New Owner:
Michael DiLucchio
1200 Lischey Avenue
Nashville Tn 37207

Send Tax Bills To:
Michael DiLucchio
1200 Lischey Avenue
Nashville Tn 37207

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 071-15-0-459-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donald DiLucchio**, married, "the Grantor," convey and quitclaim unto **Michael DiLucchio,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 45 FEET OF THE EASTERLY 120 FEET OF LOT NO 27 ON THE PLAN OF SHARP & hORNS 1ST ADDITION TO NORTH E. NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 152, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF LOT NO. 27 FRONTS 45 FEET ON THE WESTERLY SIDE OF NORTH 4TH STREET, FORMERLY LISCHEY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 120 FEET TO A DEAD LINE.

Being the same property conveyed to Michael DiLucchio, unmarried and Donald DiLucchio, married, as tenants in common with right of survivorship by Warranty Deed from Joshua Stump and Jamie Stump, husband and wife of record as Instrument No. 20200803-0084900 in the Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 3, 2020.

Being also known as 1200 Lischey Avenue, Nashville, TN 37207
Said property is not a primary residence for Donald DiLucchio or his spouse.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd 19th day of August, 2021.

Donald DiLucchio (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Donald DiLucchio, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd 19th day of August, 2021.

Notary Public
My commission expires: 1/3/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd 19th day of August, 2021.

Notary Public
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File # JN-21-1137

202108270116221

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/19/20201.

Date

Jill M Neely

Affiant Signature

08/27/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON