Karen Johnson Davidson County
Batch# 707222 DEEDQC
08/30/2021 03:50:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116883

THIS INSTRUMENT PREPARED BY
Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1000
Nashville, TN 37219

EXECUTRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Daniela Agnoletti 370 Sanders Ferry Road Hendersonville, TN 37075	New Owner	060 00 0 052.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE.

Daniela Agnoletti, Personal Representative

SUBSCRIBED AND SWORN to before me, Melissa Nesbitt, by DANIELA AGNOLETTI this 30th day of August, 2021.

MELISSA A. NESBITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

Melissa A. Nesbitt
Notary Public
My Commission Expires: 5/5/2025

WHEREAS, Giancarlo Agnoletti owned certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, Giancarlo Agnoletti died and devised said Property to certain devisees by his Last Will and Testament; and

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, pursuant to the Last Will and Testament of Giancarlo Agnoletti duly probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, docket number 19P445, DANIELA AGNOLETTI, PERSONAL REPRESENTATIVE OF THE ESTATE OF GIANCARLO AGNOLETTI, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in and to the Property to DANIELA AGNOLETTI, her heirs and assigns.

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

Daniela Agnoletti conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 30th day of August, 2021.

ESTATE OF GIANCARLO AGNOLETTI

By: _____
DANIELA AGNOLETTI, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELA AGNOLETTI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Personal Representative of the Estate of Giancarlo Agnoletti and that as such Personal Representative she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 30th day of August, 2021.

Melissa A. Nesbitt
Notary Public

My Commission Expires:

3-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2025

EXHIBIT A

Property Description

A Tract of land situated in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being a part of a tract of land known as "Maplewood", and described according to an unrecorded survey by Donald Carver, Surveyor, dated 6/13/79, as follows:

Beginning at a point in the southerly margin of Ben Allen Road at an iron pin and a corner fence post; thence S 04 deg. 48' West 982.38 feet to a 30 foot ash tree in a fence corner; thence N 87 deg. 00' West 453.00 feet to an iron pin and a corner fence post in concrete; thence N 5 deg. 00' East 780.00 feet to an iron pin and a corner post in the southerly margin of Ben Allen Road; thence along the margin of said Road, N 69 deg. 00' East 500.00 feet to the point of beginning, and containing 9.13 acres, more or less.

Being the same property conveyed to Giancarlo Agnoletti by Quitclaim Deed from Debra Agnoletti, a/ka/ Debra Gail Smilkstein Agnoletti dated August 30, 2013 of record in Instrument No. 20130904-0092943, Register's Office for Davidson County, Tennessee.

This is improved property known as 214 Ben Allen Road, Nashville, TN 37207.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.