Karen Johnson Davidson County
Batch# 707222 DEEDQC
08/30/2021 03:50:10 PM 4 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116884

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniela Agnoletti 370 Sanders Ferry Road Hendersonville, TN 37075	Same	060 00 0 052.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DANIELA AGNOLETTI, unmarried,** ("Grantor"), do hereby transfer, release, relinquish, quitclaim and convey unto **214 PLACE, LLC**, ("Grantee"), its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

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 Daniel Agnoletti by Executrix's Quitclaim Deed from the Estate of Giancarlo Agnoletti dated August 30, 2021 of record in Instrument No. 20210830-0116883, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declaration and easement of record (4) building restrictions, and (5) other matters of public record in said Register's Office for said County.

This is improved property is known as 214 Ben Allen Road, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Bradley County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 30th day of August, 2021.

GRANTOR:

DANIELA AGNOLETTI

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared, DANIELA AGNOLETTI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of August, 2021.

Melissa A. Nesbitt
Notary Public

My Commission Expires: 5/5/2025



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 GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 30th day of August, 2021.

Melissa A. Nesbitt
NOTARY PUBLIC

My Commission Expires: 5/5/2025

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