Karen Johnson Davidson County
Batch# 728018 DEEDQC
09/30/2021 12:25:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210930-0131694

File Number: ORG-203736

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Capri Lofaro, 438 Coventry Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14702011700

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Capri Lofaro, unmarried and **Frank J. Lofaro**, married, hereinafter grantors, whose tax-mailing address is **438 Coventry Dr., Nashville, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Capri Lofaro**, unmarried, hereinafter grantee, whose tax mailing address is **438 Coventry Dr., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in Indian Davidson County, Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Logs) 157, as shown on the map entitled Abbay Hall, Section 2, of record in Plat Book 2331, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

APN: 14702011700

Property Address is: 438 Coventry Dr., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a WARRANTY DEED recorded at Instrument 20170926-0098342 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 14702011700

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on August 6, 2021:

Capri Lofaro

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on August 6, 2021 by **Capri Lofaro** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 4th AUGUST, 2021:

Frank J. Lofaro

STATE OF VIRGINIA
COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me on 4th AUGUST, 2021 by **Frank J. Lofaro** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

SYED M RIZVI
NOTARY PUBLIC
REG. #7901555
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2024

State of VIRGINIA
County of FAIRFAX

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 4 day of AUGUST, 2021.

SYED M RIZVI
NOTARY PUBLIC
REG. #7901555
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2024

Affiant

FRANK J. LOFARO
Print Name

(Seal)

Notary Public

My commission expires:

12-31-2024

SYED M. RIZVI
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 AUGUST 6 , 2021 (date of document).

Affiant Signature

AUGUST 6 , 2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6 day of AUGUST, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954