Name and Address of New Owner:
And Send Tax Bills To:
Anthony M. Lucia and Nancy A. Lucia
P.O. Box 1352
Port St Joe, FL 32457

This Instrument Prepared By:

Tennessee Title Services LLC
7000 Executive Center Dr, Suite 290
Brentwood, TN 37027

Map & Parcel No: 083-08-0-258.00

Karen Johnson Davidson County
Batch# 741664 DEEDQC
10/22/2021 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211022-0142218

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, **Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A Lucia Revocable Trust dated August 2, 2014,** "the Grantor," convey and quitclaim unto **Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A Lucia Revocable Trust dated August 2, 2014, and Brandon Michael Lucia, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Rosebank Meadows, Phase One of record in Plat Book 9700, Page 531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A Lucia Revocable Trust dated August 2, 2014 by deed from Grace Thorstad of record in Instrument No. 20210818-0111861, Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded August 18, 2021.
>
> Being also known as 824 Crescent Hill Road, Nashville, Tennessee 37206.

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 GRANTEE, 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 19th day of October, 2021.

Anthony M. Lucia, Trustee

Nancy A. Lucia, Trustee

STATE OF Florida
COUNTY OF Leon

On this 19th day of October, 2021, before me personally appeared Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A Lucia Revocable Trust dated August 2, 2014, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 19th day of October, 2021.

Notary Signature
My commission expires: 9-26-2025

THOMAS HAMMACK
Commission # HH 179057
Expires September 26, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

AFFIDAVIT OF VALUE

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF Tennessee
COUNTY OF Williamson

Sworn to and subscribed before me this 19 day of October, 2021.

Notary Signature
My commission expires:

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10|19|21.

Affiant Signature

10|20|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10|20|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON