This Instrument prepared by:
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Legacy Legal Services
560 S. 100 West Suite 1
Provo, UT 84601

Karen Johnson Davidson County
Batch# 756221 DEEDQC
11/16/2021 01:36:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152549

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4 day of NOVEMBER, 2021, by the Grantors,
Paul Sanguinetti and wife, Margaret L. Sanguinetti
353 Battle Rd
Cane Ridge TN 37013
of Davidson County

to the Grantees,
PAUL SANGUINETTI and MARGARET LILIANSTROM SANGUINETTI, Co-Trustees, or their successors in Trust, under The Paul and Margaret Sanguinetti Revocable Living Trust dated 10/7/2021, and any amendments thereto
353 Battle Rd
Cane Ridge TN 37013

WITNESSETH, That the said Grantor, for $10.00 (Ten dollars)
the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 4 in the Fifth Civil District of Davidson County, Tennessee, as shown on the survey of Ernest Medlin, dated October 10, 1981, which survey is not of record, said lot being more particularly described according to such survey as follows:

Starting at a fence post being located at the intersection of the common boundary line of the southerly side of Carolyn B. Jennings Property, the northerly property line of future Battle Road Park, and the easterly right of way margin of Battle Road; thence with the easterly margin of Battle Road a distance of 584.86 feet to an iron pin, being the point of beginning; thence along said right of

way margin N 34 deg 53' W a distance of 79.84 feet to a point; thence N 16 deg 43' W a distance of 34.0 feet to a point; thence N 5 deg 48' E a distance of 145.25 feet to an iron pin; thence S 85 deg 10' E a distance of 933.40 feet to an iron pin; thence S 5 deg 48' W a distance of 237.05 feet to an iron pin' thence N 85 deg 10' W a distance of 868.01 feet to the point of beginning and containing 5.0 acres, more or less.

Commonly known as: 353 Battle Rd., Cane Ridge, TN 37013
Parcel Identification: 183-00-0-106
Source of Title: Book 10744 Page 894

IN WITNESS WHEREOF, The said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Paul Sanguinetti
Grantor

Margaret L. Sanguinetti
Grantor

STATE OF TENNESSEE }
COUNTY OF RUTHERFORD }

On this 4 day of NOVEMBER, 2021, before me, NANCY M HALL, personally appeared Paul Sanguinetti and Margaret L. Sanguinetti, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Nancy M. Hall
Notary Signature

NANCY M HALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Oath of Consideration

We hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Paul Sanguinetti, Affiant 1

Margaret L. Sanguinetti, Affiant 2

STATE OF TENNESSEE }
COUNTY OF RUTHERFORD }

Subscribed and sworn before me this the 4 day of NOVEMBER, 2021

Notary Public
My commission expires: 04-23-2024

The following information is not a part of this Deed

Property Address:
353 Battle Rd., Cane Ridge TN 37013

Owner's Name and Address:
Paul & Margaret Sanguinetti
353 Battle Rd
Cane Ridge TN 37013

Parcel Number: 183-00-0-106

Mail Tax Bills to:
Paul & Margaret Sanguinetti
353 Battle Rd
Cane Ridge TN 37013