PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Karen Johnson Davidson County
Batch# 766605 DEEDQC
12/03/2021 10:03:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211203-0160435

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Lisa Seiner Pappas

Subscribed and sworn before me, this the 30th day of November, 2021.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Lisa Seiner Pappas, Trustee of The Sanborn For Family Trust u/a/d November 30, 2021
2112A Sanborn Dr.
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
095-10-0-035.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Linda Marchetti and David Marchetti**, (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **Lisa Seiner Pappas, Trustee of The Sanborn For Family Trust u/a/d November 30, 2021**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee. The property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Sanborn Drive at the corner of Lots Nos. 195 and 196; thence with the line between said lots, northeasterly 234.2 feet more or less to the centerline of Sims Branch; thence with the centerline of the same, southeasterly 100 feet more or less to the northerly margin of Wanda Drive; thence with the margin of the same, southwesterly 261.9 feet to the beginning of a curve; thence around said curve, westerly 31.43 feet to the margin of Sanborn Drive; thence with the margin of the same, northwesterly 80 feet to the point of beginning.

Being the same property conveyed to John A. Marchetti and wife, Mary Ann Marchetti, by Warranty Deed from B. C. Alexander and wife, Lenore Alexander and John W. Shankle and wife, Blanche Ruby Shankle, dated January 7, 1965, of record in Book 3849, page 654, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John A. Marchetti by Quitclaim Deed from Mary Ann Marchetti, dated March 18, 1993, of record in Book 8905, page 919, Register's Office for Davidson County, Tennessee. John A. Marchetti died testate on September 6, 2020, leaving his heirs: wife Linda Marchetti, son David Marchetti and

daughter Julie Ann Marchetti, as shown in Case No. 20P-1679, in the Probate Court of Davidson County, Tennessee.

Julie Ann Marchetti having since died intestate, leaving her heir at law, her brother, David Marchetti, as shown in Affidavit as to Heirship of record in Instrument No. 20211203-0160434, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Lisa Seiner, Trustee of The Sanborn For Family Trust u/a/d November 30, 2021, by Deed from Linda Marchetti and David Marchetti of record in Instrument No 20211203-0160434, Register's Office for Davidson County, Tennessee

The above described tract or parcel of land is not the Grantors' primary residence.

This property is commonly known as: 2112A Sanborn Dr., Nashville, TN 37210.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this ____ day of November, 2021.

Linda Marchetti

David Marchetti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Marchetti and David Marchetti,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

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

NOTARY PUBLIC

My Commission Expires: