THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, STE 200
Brentwood, TN 37027

Address New Owner(s) as follows:
906 Huntington Circle
Nashville, TN 37215

RACHEL GIVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Send Tax Bill to:
Owner

Map-Parcel: 131 06 0C 025.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16 day of November, 2021.

Notary Public

My Commission Expires:
July 9, 2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD CHARLES LAVIGNA AND TRINA MARIE LAVIGNA, TRUSTEES OF THE 2004 LAVIGNA FAMILY TRUST, DATED SEPTEMBER 17, 2004,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY CONVEY TO **RICHARD CHARLES LAVIGNA AND TRINA MARIE LAVIGNA, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit A.

THIS IS IMPROVED PROPERTY KNOWN AS: 906 Huntington Circle, Nashville, TN 37215.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument this 16 day of November, 2021

Richard Charles Lavigna, Trustee

Trina Marie Lavigna, Trustee

Karen Johnson Davidson County
Batch# 768459 DEEDQC
12/06/2021 12:52:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211206-0161372

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MARIN

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard Charles Lavigna, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon ~~Her~~ his oath acknowledged ~~herself~~ him to be the TRUSTEE of the within named bargainor, of the 2004 Lavigna Family Trust, dated September 17, 2004, and that ~~he~~ she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the of the 2004 Lavigna Family Trust, dated September 17, 2004 by the said Richard Charles Lavigna as such TRUSTEE.

Witness my hand and official seal this 16 day of November, 2021

My commission expires: 12/19/2023 F. Santos
Notary Public

F. SANTOS
Commission No. 2316429
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires Dec. 19, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MARIN

Before me, the undersigned. a Notary Public in and for the State and County aforesaid, personally appeared Trina Marie Lavigna, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, of the 2004 Lavigna Family Trust, dated September 17, 2004, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the of the 2004 Lavigna Family Trust, dated September 17, 2004 by the said Trina Marie Lavigna as such TRUSTEE..

Witness my hand and official seal this 16 day of November, 2021

My commission expires: 12/19/2023 F. Santos
Notary Public

F. SANTOS
Commission No. 2316429
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires Dec. 19, 2023

Exhibit A

Land in Davidson County, Tennessee, being Lot 137, Burton Hills Village of Huntington Tract 10, as shown on plat of record in Plat Book 6250, Page 612, as amended at Book 6637, Page 717, the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Charles Lavigna and Trina Marie Lavigna, Trustees, or their successors in interest, of the 2004 Lavigna Family Trust, dated September 17, 2004, by deed dated 11/12/2019, from Brad Mehaffey and Kathryn Mehaffey, husband and wife, of record in Instrument No. 20191114-0117409, Register's Office for said County.

Also being the same property conveyed to Bradley Mehaffey and Kathryn Mehaffey, husband and wife, by deed dated 10/30/2017, from Daniel J. Bise and Haley Chrystie, husband and wife, of record in Instrument No. 20171109-0115271, Register's Office for said County. Being a portion of the same property conveyed to Harold Johnson by Quitclaim deed from Esther L. Frost, her 1/2 undivided interest of record in Instrument No. 20120416-0032367 Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on April 16, 2012.

Being also known as 906 Huntington Circle, Nashville, TN 37215.