Karen Johnson Davidson County
Batch# 769244 DEEDQC
12/07/2021 11:23:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0162004

This Instrument Prepared By:
Amanda Gentry
Attorney at Law
4117 Hillsboro Pike, Suite 103-134
Nashville, Tennessee 37215-2728

ADDRESS NEW OWNERS:
Genovese V. Genovese
1201 Lilac Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

TAX INFORMATION:
Map- Parcel Numbers
075-12-0E-003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 21D1320, I, VANESSA GENOVESE, by these presents do hereby quitclaim and convey unto GERARD V. GENOVESE, to his heirs, successors, and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 3 on the Final Revision, final plat of Blossom Trace, of record in Instrument No. 20010724-00708049, Register's Office for said County.
>
> This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters references in the master deed and by-laws; and (f) all applicable government and zoning regulations

This is property, commonly known as 1201 Lilac Drive Hermitage, TN 37076.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLED, 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.

IN WITNESS WHEREOF. The above-named, VANESSA GENOVESE, has executed this Quitclaim Deed this the ____ day of _____ 2021.

VANESSA GENOVESE

STATE OF TENNESEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for State and County, the within names VANESSA GENOVESE, the bargainer, with whom I am personally acquainted (or proved to me on the basis of the satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this is the 24th day of 2021, 2021.

AMANDA J. GENTRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0

Gerard V. Genovese

Subscribed and sworn to before me, this 24th day of November, 2021

AMANDA J. GENTRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

NOTARY PUBLIC

My Commission Expires: _____