Karen Johnson Davidson County
Batch# 776633 DEEDQC
12/20/2021 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211220-0167670

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

Send Tax Bill to:
Owner

Map-Parcel: 131 06 0C 025.00

State of Tennessee
County of Davidson

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

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public

My Commission Expires: 9-6-22

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, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY CONVEY TO **RICHARD CHARLES LAVIGNA AND TRINA MARIE LAVIGNA, TRUSTEES OF THE 2004 LAVIGNA FAMILY TRUST, DATED SEPTEMBER 17, 2004,** 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

Trina Marie Lavigna

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Charles Lavigna and Trina Marie Lavigna, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My commission expires: 9-6-21

Notary Public

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 the same property conveyed to Richard Charles Lavigna and Trina Marie Lavigna, from 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 12/06/2021, of record in Instrument No. 20211206-0161372 Register's Office for said County.

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-16-21.

Affiant Signature

12-10-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 10 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY