QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 23 Dec 2021.

NOTARY PUBLIC Dec 23

My Commission Expires: May 7, 2024

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

SHANNON CRONK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ ADDRESS OF NEW OWNER:	SEND TAXBILLS TO:	MAP – PARCEL#
Jeffery Troiano and Renee Troiano 2744 Penn Meade Dr. Nashville, TN 37214	Same as New Owner	52-13-A-30

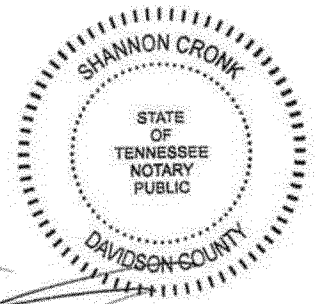
KNOW ALL MEN BY THESE PRESENTS that Renee D. Davis (now known as Renee Troiano), hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Jeffery Troiano and Renee Troiano, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 30 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, TN, and as shown and described as Exhibit "C" (pg. 605) to the Master Deed; and also as shown and described on the Condominium Site Plan Phase One River Glen, a Planned Unit Development of record in Plat Book 6900, Page 671, amending Plat Book 6900, Pages 650 and 651, Register's Office for Davidson County, to all which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.
>
> Being the same property conveyed to Renee D. Davis (now known as Renee Troiano), by Warranty Deed from Brandon M. Branco, dated January 28, 2010 and recorded February 2, 2010, Instrument No. 20100202-0008380, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 2744 Penn Meade Dr., Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 784550 DEEDQC
01/05/2022 07:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0001529

WITNESS my hand on Dec 23, 2021



Renee D. Davis (now known as Renee Troiano)

STATE OF Tennessee

COUNTY OF Davidson

On Dec 23, 2021, before me personally appeared Renee D. Davis (now known as Renee Troiano), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Dec 23, 2021.

Shannon Cronk
NOTARY PUBLIC

My Commission Expires: May 7, 2024

Certificate of Authenticity

I, John Cobb Rochford, 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 true and exact copy of the original document executed and authenticated according to law on December 23, 2021.

Affiant Signature

December 23, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this December 23, 2021, John Cobb Rochford.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2024

