...on County
Batch# 791397 DEEDQC
01/18/2022 08:42:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220118-0006377

ADDRESS NEW OWNERS AND SEND TAX BILLS:

THE WILFREDO AND IRENE CEPNIO REVOCABLE LIVING TRUST
416 Sorensen Way
Madison, TN 37115

is instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
Parcel 1: 053-130-1-113.00
Parcel 2: 093-06-0A-131.00CO
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 21st day of December, 2021, by **WILFREDO D. CEPNIO and wife, IRENE R. CEPNIO,** GRANTORS and **WILFREDO D. CEPNIO and IRENE R. CEPNIO, TRUSTEES OF THE WILFREDO AND IRENE CEPNIO REVOCABLE LIVING TRUST,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Parcel No 1: 416 Sorensen Way, Madison, TN 37115
Land in Davidson County, being Lot No. 120 on the plan of Phase II, Kimbolton, of record in Book 6900, Pages 792, 793, and 794, Register's Office for said County.

Said Lot No. 120 fronts 95.00 feet on the southerly margin of Sorensen Way and extends back 185.00 feet on the easterly line and 150.00 feet on the westerly line to a broken line in the rear measuring 106.66 feet thereon.

Being the same property conveyed to Wilfredo D. Cepnio and wife, Irene R. Cepnio, by deed dated August 6, 1991 from Phillips Builders, Inc., recorded August 8, 1991 in Book 8416, Page 673, Register's Office for Davidson County, Tennessee.

Parcel No. 2: 301 Demonbreun Street, Unit 1018, Nashville, TN 37201
A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1018 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Wilfredo D. Cepnio and wife, Irene R. Cepnio, by Quit Claim Deed dated August 12, 2015 from Mark Thomas Cepnio, recorded August 13, 2015, as Instrument No.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

20150813-0081191, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the above referenced plat and to restrictions of record.

- This is improved property known as 416 Sorensen Way, Madison, Tennessee 37115 and 301 Demonbreun Street, Unit 1018, Nashville, Tennessee 37201.

Executed on the date first above written.

WILFREDO D. CEPNIO

IRENE R. CEPNIO

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Wilfredo D. Cepnio and wife, Irene R. Cepnio, the within named bargainors 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 seal at office this 21st day of December, 2021.

NOTARY PUBLIC

My Commission Expires: February 1, 2023

STACY BALLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires February 1, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 21st day of December, 2021.

NOTARY PUBLIC

My Commission Expires: February 1, 2023

STACY BALLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires February 1, 2023

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