Karen Johnson Davidson County
Batch# 797259 DEEDQC
01/31/2022 09:55:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220131-0010801

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Numbers:
Nancy M. Lorenzi, Trustee The Nancy M. Lorenzi Revocable Trust Agreement 307 St. James Park Nashville, TN 37215	Nancy M. Lorenzi, Trustee 307 St. James Park Nashville, TN 37215	117 13 0B 093.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nancy M. Lorenzi**, as Grantor, by these presents does hereby quitclaim and convey unto **Nancy M. Lorenzi, Trustee of The Nancy M. Lorenzi Revocable Living Trust, U/A Dtd. January 26, 2021**, as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED DESCRIPTION

This is improved property, known as 307 St. James Park, Nashville, TN 37215.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 26 day of January, 2021.

Nancy M. Lorenzi, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Nancy M. Lorenzi, Trustee**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of January, 2021.

Notary Public

My Commission Expires: 1-3-23

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 26 day of January, 2021.

Notary Public

My Commission Expires: 1-3-23

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

1110800.010.sm.Quitclaim Deed – 307 St. James Park

EXHIBIT A

Property Description

Land lying and being in Davidson County, Tennessee, being Lot No. 307 on the Plan of Phase One, Abbottsford, of record in Plat Book 6250, pages 419, 420 and 421 (amended in Book 6576, page 509, Book 6771, page 683, Book 6771, page 688, Book 6771, page 698, and by surveyors Certificate of Correction of record in Book 6800, page 164), Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nancy M. Lorenzi from Nancy M. Lorenzi, Executor of the Estate of Robert T. Riley, deceased, by Executor's Deed dated the 24th day of April, 2003, and of record as Instrument No. 20030430-0057647, Register's Office for Davidson County, Tennessee.