Karen Johnson Davidson County
Batch# 801449 DEEDQC
02/07/2022 02:35:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220207-0013989

BK: 7576 PG: 752-754
19008254
3 PGS:AL-QUITCLAIM DEED
583947
03/12/2019 - 08:01 AM

BATCH	583947
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Mail to: Southern Land Title & Escrow,
P.O. Box 217,
Nolensville, TN 37135
(615) 776-7461
Inv.# 2019031700

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Christine Maria Parente, Trustee of The Christine Maria Parente Living Trust dated January 31, 2019	**(NEW OWNER)**	**Map/Parcel 059-058.00 (Williamson County)**
5721 Cloverland Place		**Map/Parcel 171-07-0-012.00 (Davidson)**
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, STE B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.

QUITCLAIM DEED

Know all persons by these presents, **Christine Parente, unmarried**, (hereinafter referred to as the "Grantor"), does hereby bargain, quitclaim and conveys unto **Christine Maria Parente, Trustee of The Christine Maria Parente Living Trust Dated January 31, 2019, with full power to sell, convey, mortgage or otherwise encumber without joiner of any beneficiary,** (hereinafter referred to as the "Grantee"), all of Grantor's interest in the following described real estate located in **WILLIAMSON AND DAVIDSON** County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A'

This is not the personal, primary or marital residence of Grantor, spouse and/or any dependents.

Said properties are conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is unimproved land commonly known as Nolensville Road, Nolensville, TN and improved land commonly known as 5721 Cloverland Place, Brentwood, TN 37027.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant Christine Parente
Subscribed and sworn to before me this 8th day of March, 2019. **Notary Public** **My Commission Expires: 10/30/2020**	JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 8th day of March, 2019.

Christine Parente
Christine Parente

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **Christine Parente**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that **SHE** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 8th day of March, 2019.

Notary Public

My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT "A"

M/P- 059-058.00
(Williamson)

Land in Williamson County, Tennessee, and described as follows, to wit:

BEGINNING at a stake in the Westerly Right-of-Way line of Henry Horton Highway, said point being a corner to Orlando McCafferty; thence with Westerly Right-of-Way line of said Highway South 26 degrees 15' East 200.0 feet to a point; thence South 87 degrees 31' West 1,347.45 feet to a point; thence North 4 degrees 37' East 184.45 feet to a point; thence along McCafferty's Southern margin North 87 degrees 31' East 1,445.58 feet to the point of beginning, containing 5.42 acres, more or less, according to survey of Harold Cole dated June 26, 1974.

Being the same property conveyed to Lorenzo Parente and wife, Christine Parente by warranty deed dated June 6th, 1977 from Bryant Wilkins, a single person of record in Book 286, page 896, said Register's Office. The said Lorenzo having since died on March 15, 2014 and title vested in Christine Parente, as the sole surviving tenant by the entirety.

M/P -171-07-0-012.00
(Davidson)

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Cloverland Acres, Section II, of record in Book 4460, page 114, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lorenzo Parente and wife, Christine M. Parente by warranty deed dated June 23rd, 1987 from M.C. Young and wife, Nancy Young of record in Book 7278, page 171, said Register's Office. The said Lorenzo having since died on March 15, 2014 and title vested in Christine Parente (aka Christine M. Parente) as the sole surviving tenant by the entirety.