Karen Johnson Davidson County
Batch# 804331 DEEDQC
02/11/2022 12:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220211-0016083

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 1st day of February, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Donald P. Michelotti and/or Sandra B. Michelotti, Trustees 4017 Aberdeen Road Nashville, Tennessee 37205	SAME	103 12 0 112.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald P. Michelotti and wife, Sandra B. Michelotti**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Donald P. Michelotti and/or Sandra B. Michelotti, Trustees of the Donald & Sandra Michelotti Living Trust, established by the Revocable Trust Agreement of Donald P. Michelotti and Sandra B. Michelotti dated February 1, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 1st day of February, 2022.

Donald P. Michelotti

Sandra B. Michelotti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald P. Michelotti and Sandra B. Michelotti, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of February, 2022.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 22, Block "G", on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Page 175 and 176, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot and further described as follows:

Beginning on the Southerly margin of Aberdeen Road, at the Northeast comer of the property conveyed to Vernon Keel and wife, by deed from J. B. Racker and wife, of record in Book 1764, Page 266, said Register's Office, thence with Keel, Easterly line, Southwardly 159.95 feet; thence Eastwardly 56 feet to the comer of Lots No. 21 and 22; thence with the line between said two lots Northwardly 161.85 feet to the Sourtherly margin of Aberdeen Road; thence with the same, Westwardly 60 feet to the beginning.

Being the same property conveyed to Donald Phillip Michelotti and wife, Sandra B. Michelotti by deed from New Beginnings Enterprises LLC, of record as Instrument No. 20160517-0049263, Register's Office for Davidson County, Tennessee.

Donald P. Michelotti and Donald Phillip Michelotti are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Current year's State and County taxes, which have been assumed by the Grantees.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECOND SECTION, as recorded in Plat Book.547, Page(s) 175 and 176, but deleting any covenantl condition ·or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any,. appearing in the public records,· but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Utility, recorded in Book 840, Page 83 and 84.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

This is improved property known as 4017 Aberdeen Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 1, 2022.

02-01-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of February, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

