QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 820077 DEEDQC
03/11/2022 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220311-0028342

STATE OF ~~TENNESSEE~~ XXXXXX VIRGINIA

COUNTY OF PRINCE GEORGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Jan Patrick Francisco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 2022.

Tara Melissa Allen
Notary Public

TARA MELISSA ALLEN
ELECTRONIC NOTARY PUBLIC
REG # 7615803
EXPIRES 11/30/2022
COMMONWEALTH OF VIRGINIA

Completed via Remote Online Notarization using 2way Audio/Video technology

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Ian Patrick Francisco, Fabiola Antonieta Francisco, Tom I. Francisco	**New Owners**	**050 02 0C 038.00**
(Name) **2029 Westchester Drive**		
(Address) **Nashville, TN 37207**		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Ian Patrick Francisco, a single man** hereinafter referred to as Grantor, hereby quitclaims to **Ian Patrick Francisco, a single man, and Fabiola Antonieta Francisco and Tom I. Francisco, wife and husband,** their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 2029 Westchester Drive, Nashville, TN 37207

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

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

NotaryCam DocID:6217e1c58f4f8a04092dbe26

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 25 day of February, 2022.

Ian Patrick Francisco

Ian Patrick Francisco

STATE OF VIRGINIA

COUNTY OF PRINCE GEORGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ian Patrick Francisco, a single man**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

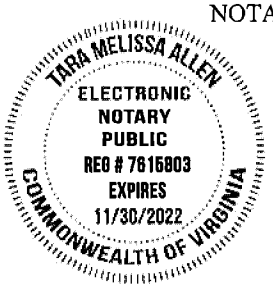
WITNESS my hand and official seal of office, this 25 day of February, 2022.

Tara Melissa Allen

NOTARY PUBLIC

My commission expires:

11/30/2022



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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat, Thornton Grove PUD, Phase 1A, of record in Instrument No. 20200515-0051025, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company from Ewing Creek Limited Partnership, a Tennessee limited partnership by Special Warranty Deed dated March 28, 2018 and recorded on March 29, 2018 in Instrument No. 20180329-0029387, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company from Thomas Fite Cone, Trustee of the Susan Cone Trust, the Thomas F. Cone Trust for Catherine Cone; the Thomas F. Cone Trust for Thomas Cone III; and the Thomas F. Cone Trust for Emily Cone, aggregate an undivided fifty percent (50%) interest by Special Warranty Deed dated March 28, 2018 and recorded on March 29, 2018 in Instrument No. 20180329-0029388, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company from Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Beck Children's Trust, an undivided fifty percent (50%) interest by Special Warranty Deed dated March 28, 2018 and recorded on March 29, 2018 in Instrument No. 20180329-0029389, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company from Brick Church Properties Limited Partnership, a Tennessee limited partnership by Special Warranty Deed dated March 28, 2018 and recorded on March 29, 2018 in Instrument No. 20180329-0029390, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company from Ewing Creek Limited Partnership, a Tennessee limited partnership; Thomas Fite Cone, Trustee of the Susan Cone Trust; Thomas Fite Cone, Trustee of the Thomas F. Cone Trust for Catherine Cone; Thomas Fite Cone, Trustee of the Thomas F. Cone Trust for Thomas Cone III; Thomas Fite Cone, Trustee of the Thomas F. Cone Trust for Emily Cone; Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust; and Brick Church Properties Limited Partnership, a Tennessee limited partnership by Quitclaim Deed dated March 28, 2018 and recorded on March 29, 2018 in Instrument No. 20180329-0029391, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company from Thornton Grove Green, LLC, a Delaware limited liability company by Quitclaim Deed dated September 30, 2019 and recorded on October 17, 2019 in Instrument No. 20191017-0106509, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes from Thornton Grove Green, LLC, a Delaware Limited Liability Company by Special Warranty Deed dated March 08, 2021 and recorded on March 17, 2021 in Instrument No. 20210317-0035216, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ian Patrick Francisco, unmarried man from NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed dated June 02, 2021 and recorded on June 03, 2021 in Instrument No. 20210603-0074523, Register's Office for Davidson County, Tennessee.

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Certificate of Authenticity

I, **Doné Oglesby**, 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 25, 2022**.

Date

Affiant Signature

03/03/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **3rd** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY