Karen Johnson Davidson County
Batch# 835862 DEEDQC
04/07/2022 08:48:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220407-0040201

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this Transaction is $0.00.

Thomas Joseph Faenza
Affiant

Sworn to and subscribed before me this 31 day of March, 2022.

NOTARY PUBLIC

My Commission expires: 2-12-24

THIS INSTRUMENT WAS PREPARED BY:
Lora Lee Robey, Esq.
179 West Fourth Street
P.O. Box 958
Russellville, KY 42276
BPR NO. 039161

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**Tax Map Parcel Number:**
Sarah Beth Faenza 1213 10th Ave. Nashville, TN 37208	Sarah Beth Faenza 1213 10th Ave. Nashville, TN 37208	081 16 0O 024.00 CO

QUITCLAIM DEED

For no monetary consideration, but as part of a settlement in Logan Circuit Court Case 20-CI-00166 in Logan County Kentucky, Thomas Joseph Faenza, hereinafter called the Grantor, has and does hereby convey, release, and forever quitclaim unto Sarah Beth Faenza (hereinafter called "Grantee"), her heirs, successors, and assigns, forever, all his right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 24, Ludlow Row on 10th, as shown on plat of record in Instrument No. 20170601-0054368, corrected in Instrument No. 20171012-0104601, amended in Instrument No. 20180626-0061478, amended IN Instrument No. 2018130-0117111, in the Register's Office,

Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah Beth Faenza and Thomas Joseph Faenza, Wife and Husband, by Warranty Deed from Britton Kinnard, an unmarried man, of record in Instrument No. 20181029-0106643 Register's Office for Davidson County, Tennessee, dated October 24, 2018, and recorded on October 29, 2018.

This conveyance is subject to:

- Taxes for the year 2022 and the subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170601-0054368, corrected in instrument No. 20171012-0104601, and First Amendment in Instrument No. 20180626-0061478 and further amended in Instrument No. 20181130-0117111, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170601-0054367, in Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for stormwater facilities of record in Instrument Number 20170612-0058589 and Instrument No. 20180706-0065557, in Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20170818-0085055, in the Register's Office for Davidson County, Tennessee.
- Public Right-of-way easements of record in Instrument Number 20180627-0062074, and Instrument No. 20180627-0062075, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

DESCRIPTION WAS COPIED FROM A PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

This conveyance is made subject to all restrictions, restrictive covenants, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as 1213 10th Ave. Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, her successors and assigns, forever; and Grantor does

covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, though, or under Grantor but not further nor otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this 31 day of March 2022.

Thomas Joseph Faenza

Thomas Joseph Faenza

STATE OF KENTUCKY)
COUNTY OF LOGAN)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Joseph Faenza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he is the maker of this instrument, and that he executed the foregoing instrument for the purpose contained.

WITNESS my hand and seal, this 31 day of March 2022.

Notary Public KYNP25563

My Commission Expires: 2-12-24

BETH M. WETTON NOTARY ID KYNP25563 MY COMM EXPIRES NOTARY PUBLIC STATE AT LARGE, KY