Karen Johnson Davidson County
Batch# 846318 DEEDQC
04/27/2022 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220427-0048595

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Bontusa Revocable Living Trust 1701 Forrest Avenue Nashville, TN 37206	New owner	083-10-0-255

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Melanie Melissa Bontusa and spouse, Jennifer Ann Bontusa**, by these presents do hereby quitclaim and convey unto, **Melanie M. Bontusa and Jennifer A. Bontusa, Trustees of the Bontusa Revocable Living Trust dated May 17, 2019**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 in the subdivision of Lot No. 82 on the Plan of Lockeland, East Nashville, of record in Rook 57, Page 135, Register's Office for Davidson County, Tennessee. The plan of said subdivision is not of record, but according to a copy of said plan, and according to the deeds of record, said Lot No. 1 fronts 09 feet on the Northerly side of Forrest, formerly Morrow Street. and runs back between parallel lines, with the Easterly margin of 17th Street, 170 feet to an alley.

Being the same property conveyed to Nicole Piersiak, a single woman by Warranty deed from Benjamin M. West and wife, Sejal West, and Richard D. West, a married man of record in Instrument No. 20121023-0096795, Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on October 23, 2012.

Being the same property conveyed to Melanie Melissa Bontusa and spouse, Jennifer Ann Bontusa by Warranty Deed from Nicole Piersiak, an unmarried woman of record in Instrument No. 20201228-0153660, Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 28, 2020.

Being also known as 1701 Forrest Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20 day of APRIL, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20 day of APRIL, 2022.

Melanie Melissa Bontusa

Jennifer Ann Bontusa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Melanie Melissa Bontusa and Jennifer Ann Bontusa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20 day of APRIL, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/20/2022 ____ (date of document).

Affiant Signature

04/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025