Karen Johnson Davidson County
Batch# 875970 DEEDQC
06/22/2022 03:13:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220622-0071428

2206771VIRE

QUITCLAIM DEED

MAIL RECORDED DEED TO:

~~MEAGHAN WALSH~~
~~RAVENSWOOD~~ TITLE COMPANY, LLC
~~320~~ WEST OHIO STREET
SUITE 3E
CHICAGO, IL 60654

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

OWNER (SEND TAX BILLS TO):

MATTHEW TOCCO
AVON LYONS
3815 BURRUS STREET
NASHVILLE, TN 37216

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW TOCCO and AVON LYONS, husband and wife, who acquired title as unmarried persons (herein, "Grantor"), whose address is 3815 Burrus Street, Nashville, TN 37216, hereby bargains, sells, remises, releases, quit claims and conveys to MATTHEW TOCCO and AVON LYONS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3815 Burrus Street, Nashville, TN 37216, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3815 Burrus Street, Nashville, TN 37216

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 10th day of June, 20 22.

PIN NO: 061-14-0-232-00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Matthew Tocco

MATTHEW TOCCO

STATE OF Florida
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MATTHEW TOCCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 20 22.

[Affix Notary Seal]

PAMELA W. MATTHEWS
Notary Public - State of Florida
Commission #GG 340732
Expires on June 2, 2023

Pamela W Matthews

SIGNATURE OF NOTARY PUBLIC
My commission expires: 06/02/2023

Notarized online using audio-video communication

GRANTOR:

Avon Lyons

AVON LYONS

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AVON LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 20 22.

[Affix Notary Seal]

Courtney McCarty

ID NUMBER
13199207-6
COMMISSION EXPIRES
April 26, 2023

Courtney McCarty

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/26/2023

Notary Public, State of Texas

Notarized online using audio-video communication

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Clay

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: Matthew Tocco
MATTHEW TOCCO

Subscribed and sworn to under oath before me, this 10th day of June, 20 22 by MATTHEW TOCCO.

[Affix Notary Seal]

PAMELA W. MATTHEWS
Notary Public - State of Florida
Commission #GG 340732
Expires on June 2, 2023

Pamela W Matthews
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06/02/2023

Notarized online using audio-video communication

Grantee:

Grantee signature: Avon Lyons
AVON LYONS

Subscribed and sworn to under oath before me, this 10th day of June, 20 22 by AVON LYONS.

[Affix Notary Seal]

Courtney McCarty
ID NUMBER
13199207-6
COMMISSION EXPIRES
April 26, 2023

Courtney McCarty
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/26/2023

Notary Public, State of Texas
Notarized online using audio-video communication

EXHIBIT A

[Legal Description]

Land in Davidson County; Tennessee, being the southerly 50 feet of the easterly part of Lot No. 75 on the Plan of Maplewood Home Tract of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the westerly margin of Burrus Street at the comer of Lot Nos. 74 and 75 on said plan, said point being the Northeast comer of a part of a Lot No. 74 conveyed to William Thomas Smith and wife, by Deed from James R. Owen and wife, of record in Book 1643, Page 269, said Register's Office; thence, with the westerly margin of said street, North 27 deg. 06' East 50 feet; thence North 71 deg. 31' West 252.63 feet, more or less, to the eastern boundary line of Lot No. 1 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, said Register's Office; thence, with the eastern boundary line of said Lot No. 1, South 26 deg. 03' West (erroneously shown as 30' on previous deed) 50 feet to the northern boundary line of said Lot No. 74; thence, with the line between said Lot Nos. 74 and 75, South 71 deg. 31' East 252.63 feet to the beginning.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20190517-0046887 on May 17, 2019.

PIN NO: 061-14-0-232-00

STREET ADDRESS:

3815 Burrus Street, Nashville, TN 37216

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

22-070498 (LB)

COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public. **PRINT DOCUMENTS ON ONE SIDE OF PAPER ONLY.**

2. The notary public must sign, affix the notary **ink stamp** and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature. **Please make certain the notary ink stamp is legible.**

3. If signature is on behalf of a **corporation**, the signature should be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed. If signature is on behalf of a **partnership**, the signature must be by the general partner.

TRANSFER FORMS

The following must be submitted with the deed for recording:

Tax may apply but no transfer form required.

True Copy Certification

I, Alex Williams, 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 6/10/22 (date of document).

Alex Williams

Affiant Signature

6/16/22

Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 16th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/28/22

Notary's Seal (if on paper)

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22