Karen Johnson Davidson County
Batch# 907287 DEEDQC
08/24/2022 10:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220824-0095521

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before
me this 24 day of August, 2022.

Notary
Commission Expires: 3-7-26

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Orbit City Investments LLC PO Box 1352 Port St. Joe, Florida 32457	NEW OWNER	Property 1: 083-08-0-258.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014, and Brandon Michael Lucia, a single man**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Orbit City Investments, LLC, a Florida limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Rosebank Meadows, Phase One of record in Plat Book 9700, Page 531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grace Thorstad, a single woman by Warranty Deed from Rita Frances Davidson, a married woman of record in Instrument No. 20180619-0058886 Register's Office for Davidson County, Tennessee, dated June

15, 2018 and recorded on June 19, 2018. (Value of consideration shown in aforementioned deed $295,000.00.)

Being the same property conveyed to Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014 by Warranty Deed from Grace Thorstad dated August 11, 2021 and recorded on August 18, 2021 in Instrument No. 20210818-0111861, said Register's Office.

Being the same property conveyed to Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014, and Brandon Michael Lucia, a single man, by Quitclaim Deed from Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014, on October 17, 2021 and recorded on October 22, 2021, in Instrument No. 20211022-0142218, said Register's office.

Being also known as 824 Crescent Hill Road, Nashville, Tennessee 37206.

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

202208240095521

(Signature Page)

Witness my hand this 24 day of August, 2022.

Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014

BY: Anthony M. Lucia
ITS: Trustee

BY: Nancy A. Lucia
ITS: Trustee

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony M. Lucia and Nancy A. Lucia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Trustees of the Anthony M. Lucia and Nancy A. Lucia, Trustees of Anthony M. Lucia and Nancy A. Lucia Revocable Trust dated August 2, 2014 and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of August, 2022.

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 3-7-26

202208240095521

(Signature Page)

Brandon Michael Lucia

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Michael Lucia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of August, 2022.

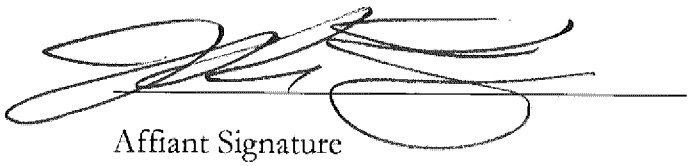
KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kayla Ann Carter
Notary Public
My Commission Expires: 3-7-26

202208240095521

Certificate of Authenticity

I, Joshua A. Terry, 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 8/24/2022.



Affiant Signature

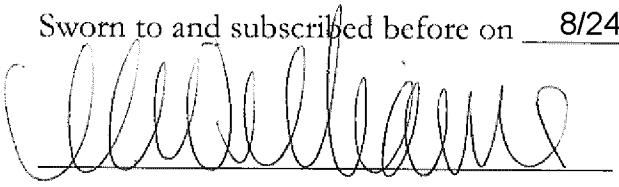
8/24/2022

Date

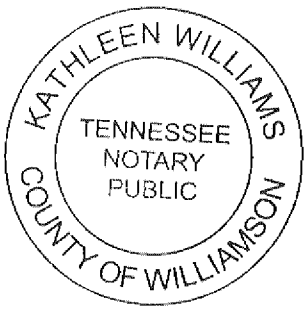
State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/24/2022.



Notary Public



My Commission Expires: 5.23.23