Karen Johnson Davidson County
Batch# 907820 DEEDQC
08/24/2022 03:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220824-0095743

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Pacific Coast Properties 723 Watson Branch Drive Franklin, TN 37064	Same Address	159-00-0-018.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Dino Elefante and Coni Elefante, husband and wife** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **Pacific Coast Properties, LLC a Tennessee limited liability** as the Grantees, in and to the following property located in **Davidson** County, Tennessee:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 6, in partition of the lands of Allen Cotten, Jr., deceased, made December 31, 1859, of record in Book 208, page18, Register's Office of said County and part of an original 76.7 acre tract, described according to a survey made by James A. Hamilton, Jr., Surveyor, May 29, 1948 and revised June 14, 1948, as follows:

Beginning at a point in the center of the Granny White Pike, 449.65 feet northerly from the intersection of the center line of said Granny White Pike and the center line of Old Hickory Boulevard, said point being the northeast corner of a tract of land owned by A.J. Arling; thence with Arling's northern boundary line, North 73 degrees 30 minutes West 500 feet to the common corner of the lands owned by Vernon D. Massie, Robert L. McCall and the said A.J. Arling; thence with the eastern boundary line of said Massie Tract; North 0 degrees 40 minutes West 200 feet to an iron pin; thence South 74 degrees 02 minutes East 517.4 feet to a pin in the center of said Granny White Pike; thence with the center of said Granny White Pike, South 4 degrees 28 minutes West 200 feet to the beginning.

Less and Except that portion conveyed to the Metropolitan Government of Nashville and Davidson County, as Instrument No. 20020326-0036823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dino Elefante and Coni Elefante, husband and wife by Warranty Deed from Melyssa L. Gaw, married, filed for record on December 6, 2019, in Instrument No. 20191206-0126391, Register's Office for Davidson County, Tennessee.

Property Address: 5655 Granny White Pike, Brentwood, TN 37027

This instrument and the interest hereby released and quitclaimed are subject to such as taxes, limitations, restrictions and encumbrances as may affect the premises.

The information on this Quitclaim Deed was taken from the prior Deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of August 2022.

Dino Elefante

Coni Elefante

AKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dino Elefante** the bargainor, 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 24th of August 2022.

Notary Public
Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 24th of August 2022.

Notary Public
Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public
Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 24th day of August, 2022.

Robert L. Scruggs, Affiant 8-24-2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 24th day of August, 2022.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 10, 2023