THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Felicia Dellanini, Trustee of The Felicia Dellanini Revocable Living Trust	Same	173 05 0A153.00
9640 Mitchell Place		
Brentwood, TN 37027		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **FELICIA DELLANINI-HARRISON**, do hereby convey to **FELICIA DELLANINI, Trustee of THE FELICIA DELLANINI REVOCABLE LIVING TRUST dated April 12, 2023**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153, on the Plan of Barnes Crossing Planned Unit Development, Phase 1 of record in Plan of record in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and amended in Instrument No. 20071227-0147998, 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 Felicia Dellanini-Harrison, unmarried, from Ararat Nejad, unmarried, by Warranty Deed dated January 25, 2021, of record in Instrument No. 20210126-0011563, Register's Office for Davidson County, Tennessee.

Felicia Dellanini-Harrison and Felicia Dellanini are one and the same person.

This conveyance is subject to any and all easement and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 1831 Shaylin Loop, Antioch, TN 37013.

Karen Johnson Davidson County
Batch# 993149 DEEDQC
04/18/2023 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230418-0028454

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of April, 2023.

FELICIA DELLANINI-HARRISON (ALSO KNOWN AS FELICIA DELLANINI)

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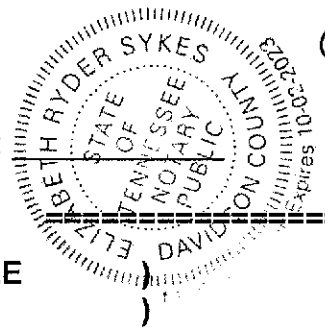
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FELICIA DELLANINI-HARRISON (ALSO KNOWN AS FELICIA DELLANINI)**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 12th day of April, 2023.

Notary Public

My commission expires: _____



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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

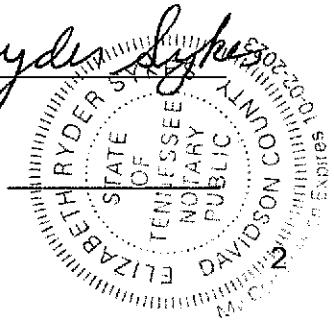
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 12th day of April, 2023.

Notary Public

My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 April 12, 2023.

April 17, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of April, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

