Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1018767 DEEDWARR
06/26/2023 08 55 51 AM 3 pgs
Fees $17 00 Taxes $0 00
20230626-0048218

JANET R. RICCI

TO: WARRANTY DEED

JANET RUTH RICCI, Trustee of the
JANET RUTH RICCI REVOCABLE TRUST

THIS DEED OF REALTY, executed as of the 21st day of June, 2023, by Grantor, JANET R. RICCI, an unmarried woman, to Grantee, JANET RUTH RICCI, Trustee of the JANET RUTH RICCI REVOCABLE TRUST dated June 21, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 176 on the plan of Lakeside Cove at Percy Priest, Phase 3, as shown by plat of record in Instrument No. 20060825-0105210, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Janet R. Ricci, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated June 20, 2007, and recorded June 21, 2007, of record in Instrument No. 20070621-0074071, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Janet R Ricci

JANET R. RICCI Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JANET R. RICCI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 21st day of June, 2023.

My Commission Expires:

May 3, 2027.

Laura McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Janet Ruth Ricci, Trustee of the Janet Ruth Ricci Revocable Trust 5304 Skip Jack Drive Antioch, TN 37013	SAME/OWNER
Property Address:	Map and Parcel No.:
5304 Skip Jack Drive Antioch, TN 37013	151-09-0B-229.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).