Karen Johnson Davidson County
Batch# 1044343 DEEDQC
08/30/2023 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230830-0068098

**This Document Prepared By and Returnable to:**
JULIA M. WOOD
*Attorney at Law*
Ashworth Law Firm
237 2nd Ave. S.
Franklin, Tennessee 37064
615-810-8150

**After Recording,**
**Mail Tax Statements To**
**Address of New Owner:**
DOUGLAS R. CIBORO and JANNA M. CIBORO, as co-Trustees
702 Skyview Drive
Nashville, TN 37206

# QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, DOUGLAS R. CIBORO, a married man, the GRANTOR,

Whose mailing address is 702 Skyview Drive, Nashville, TN 37206;

hereby conveys and quitclaims to

DOUGLAS R. CIBORO and JANNA M. CIBORO, as co-Trustees of THE SKYVIEW REVOCABLE TRUST, U/A dated August 30, 2023, the GRANTEE,

Whose mailing address is 702 Skyview Drive, Nashville, TN 37206;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **TN**:

Land in Davidson County, Tennessee, being Lot No. 16, as shown on the map entitled Rolling Acres No. Two, Section One, of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS R. CIBORO, a married man, by deed from GEORGE B. BOEDECKER, JR., UNMARRIED, of record as Instrument No. 20201116-0134764, dated November 13, 2020, said Register's Office.

The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

This is improved property more commonly known as 702 Skyview Drive, Nashville, TN 37206.

TAX PARCEL NUMBER: 083-07-0-170.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

August 30, 2023

DOUGLAS R. CIBORO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON COUNTY

Personally appeared before me, the undersigned, a Notary Public, DOUGLAS R. CIBORO, 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, at office,

This 30th day of August, 2023.

NOTARY PUBLIC

JULIA M. WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-15-2025

My commission expires: March 15, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 30th day of August, 2023.

NOTARY PUBLIC

JULIA M. WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-15-2025

My commission expires: 3/15/2025

# True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on August 30, 2023

Signature

8/30/2023
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

August 30, 2023
Date

My Commission Expires: 1/20/2025

