QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1050626 DEEDQC
09/15/2023 01.10 28 PM 2 pgs
Fees $12.00 Taxes $0 00

20230915-0072571

AJ-QCD-23-319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
CJC Holdings Trust	**Same**	**09114024000**
(NAME)	(NAME)	
5105 Alabama Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHARLES CINELLI ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

AMY KAY MARIE CINELLI, TRUSTEE OF THE CJC HOLDINGS TRUST, DATED FEBRUARY 2, 2022 ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT 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. 2 ON THE PLAN OF RE-SUBDIVISION OF GRADY ROBERTS PROPERTY OF RECORD IN PLAT BOOK 4715, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES CINELLI BY WARRANTY DEED FROM HENRY S. HOOD, AND WIFE SARAH T. HOOD, OF RECORD IN INSTRUMENT NO. 20110421-0030810, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **319 54th Avenue North, Nashville, Tennessee, 37209.**

Witness our hands this the 7 day of Sept., 2023.

CHARLES CINELLI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES CINELLI,** the within named 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 the 7th day of September, 2023.

Notary Public

My Commission Expires: 09.07.2026

