Karen Johnson Davidson County
Batch# 1059563 DEEDQC
10/10/2023 01 37 33 PM 2 pgs
Fees $12.00 Taxes $0 00
20231010-0079571

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary T. Lavone, Trustee **904 McMahan Avenue** **Nashville, TN 37216**	**SAME**	**MAP/PARCEL** **161 10 0 141.00**

KNOW ALL PERSONS by these presents that **Gary T. Lavone,** Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys unto Grantee,

Gary T. Lavone, Trustee of the Lavone Family Trust,

all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows

Land in Davidson County, Tennessee, being parts of Lots Nos. 10 and 11 on the Plan of Phillips Subdivision, as of record in Book 2083, page 41, Register's Office for said County

Said parts of said Lots Nos. 10 and 11 front 74 71 feet on the turnaround of McMahan Avenue and running back between lines 135 5 feet on the easterly side and 125.03 feet on the westerly side to a dead line in the rear and measuring 125 25 feet on said dead line along the southerly margin of said subdivision.

Being the same property conveyed to Gary T. Lavone and wife, Gabriele G Lavone by Quitclaim Deed from Gary T Lavone, of record in Book 8107, Page 352, Register's Office for Davidson County, Tennessee

Gabriele G. Lavone having predeceased Gary T Lavone on August 7, 2019.

Note: Gary T Lavone, Grantor, and Gary T Lavone, Grantee, are one and the same person

This property is quitclaimed subject to any conditions, restrictions, limitations, reservations, easements, and of record

This is improved property known as 904 McMahan Avenue, Nashville, Tennessee 37216

WITNESS MY HAND this the 3rd day of October, 2023.

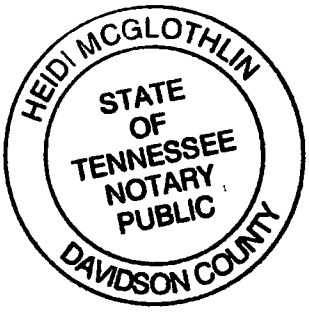
Gary T. Lavone

Gary T. Lavone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Gary T. Lavone,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of October, 2023.



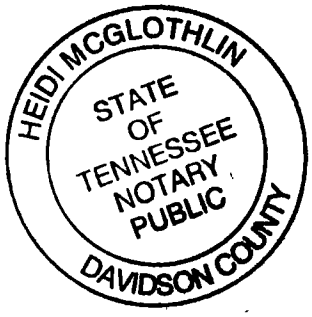
NOTARY PUBLIC
My Commission Expires 7/7/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 3rd day of October, 2023.



NOTARY PUBLIC
My Commission Expires: 7/7/2027