Karen Johnson Davidson County
Batch# 1075096 DEEDQC
11/27/2023 10:50:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231127-0091378

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
John Prestia, Trustee
Prestia Living Trust dtd 11/21/2023
4239 Central Pike
Hermitage, TN 37076

Send Tax Bills To:
Same

Map and Parcel No.
087-56

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **John Prestia, and wife, Mary Ann Prestia ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto John Prestia, **as Trustee of the Prestia Living Trust dtd 11/21/2023 ("Grantee")**, all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. I on the re-subdivision of the Robert T. Sircy Tracts of record in Book 6200, Page 546, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph R. Clairday and wife, Rebecca W. Clairday by deed from Edwin Z. Skalak, Jr. and wife, Barbara Skalak of record in Book 8341, Page 801, Register's Office for Davidson County, TN.

Being the same property conveyed to John Prestia, a married man, from Joseph R. Clairday and wife, Rebecca W. Clairday by deed recorded on April 7, 1998 in Book 10877, Page 93 in the Register's Office of Davidson County, Tennessee.

Mary Ann Prestia joins in this conveyance as Grantor's spouse for the sole purpose of conveying any marital rights and affirming assent to the transfer.

This is improved property known as ***4239 Central Pike, Hermitage, TN 37076***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **21ST** day of **NOVEMBER**, **2023**.

John Prestia, Grantor

Mary Ann Prestia, As Grantor's Spouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named John Prestia and Mary Ann Prestia, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **21ST** day of **NOVEMBER**, **2023**.

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

John Prestia, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **21ST** day of **NOVEMBER**, **2023**.

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford