This Instrument Prepared By:
Markham T. Jackson, Esq.
The Law Office of Markham T. Jackson
5115 Maryland Way, Suite 301
Brentwood, Tennessee 37027

The actual consideration or value whichever is greater for this transfer is $0.

MAP 8, PARCEL 109
QUITCLAIM DEED

SEND TAX BILLS TO: Danilo Canepa - 7614 Bidwell Road, Joelton, TN 37080
Owner

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **HAYLEY CHRISTODOULOU CANEPA**, Grantor, now a single person, by these presents do hereby quitclaim and convey unto **DANILO ERNESTO CANEPA,** Grantee, now a single person, to his heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land:

Being in the 14th Civil District of Davidson County, Tennessee, being Tract 10 and an 18.9 acre tract lying south of Tract 10 on the Plan of the Alice T. Baxter farm, made by Parrish Engineers, dated June 14, 1966, as follows:

Beginning at a point in the center of Bidwell or Fitzgerald Road, at the common corner of Tracts 9 and 10; thence with the line between said lots, South 87 deg. 14' East 599.4 feet to a point; thence South 47 deg. 46' West 147.5 feet to a stake; thence South 2 deg. 46' West 150 feet to a stake; thence South 87 deg. 14' East 220 feet to a stake; thence South 2 deg. 46' West 1065.4 feet to a stake in C.W. Fitzgerald's line; thence with his line, South 83 deg. 10' West 307 feet to a stake; thence South 87 deg. 15' West 435.7 feet to a stake; thence North 7 deg. 41' East 108.7 feet to a stake; thence North 3 deg. 78' East 820.2 feet to a stake; thence North 2 deg. 46' East partially around a curve, and along the center of Bidwell or Fitzgerald Road, 484.7 feet to the point of beginning, containing 21.9 acres more or less.

Being the same property conveyed to Danilo and Hayley Canepa, a married couple, by Warranty Deed from Deway 7614 Bidwell Rd, LLC, a Georgia Limited Liability Company, dated December 29th, 2020, recorded January 5th, 2021 of record in Instrument No. 20210105-0001079, Register's Office for Davidson County, Tennessee.

This is improved property located at: 7614 Bidwell Road, Nashville, TN 37080.

Karen Johnson Davidson County
Batch# 1077215 DEEDQC
12/01/2023 01:56:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231201-0092925

This instrument is intended to convey any and all interest that the above-named Grantor may have in the above-described real property to the Grantee, pursuant to the *Marital Dissolution Agreement* previously executed by both parties in their divorce action.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES PURSUANT TO THEIR DIVORCE ACTION AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER.

HAYLEY CHRISTODOULOU CANEPA

STATE OF TENNESSEE]
]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAYLEY CHRISTODOULOU CANEPA**, the within named Grantor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee on the 30th day of November, 2023.

NOTARY PUBLIC

My commission expires: 5/9/26

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the 1 Day of December, 2023.
, Deputy Register