THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

_____
Affiant

Subscribed and sworn to before me, this 11th day of December, 2023.

_____
Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson
Batch # 1080725
12/12/2023 09:44:34 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231212-0095617

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
The DeFeo Joint Revocable Trust 8641 Sawyer Brown Road Nashville, TN 37221	New Owner	Map and Parcel No.: 142-13-0C-120.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Angelo DeFeo and wife, Angela DeFeo,** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Angelo DeFeo and Angela DeFeo, Co-Trustees of the DeFeo Joint Revocable Trust, dated November 30, 2023**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8641, together with Carport No. C-8641, of River Plantation Condominiums, Section XI, Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 10628, Page 661, as annexed in Book 11332, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10628, Page 677, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, Section XI, Phase 3, of record in Book 9700, Page 836, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Angelo DeFeo and wife, Angela DeFeo, by Warranty Deed from Mark Grasela and wife, Teresa J. Grasela, dated October 18, 2004 and recorded on October 21, 2004 in Instrument No. 20041021-0126589, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **8641 Sawyer Brown Road, Nashville, TN 37221.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of December, 2023.

Angelo DeFeo

Angela DeFeo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angelo DeFeo** and **Angela DeFeo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 11th day of December, 2023.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____