Karen Johnson Davidson County
Batch# 1081301 DEEDQC
12/12/2023 02:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231212-0095789

QUITCLAIM DEED

MAIL RECORDED DEED TO:

LAW OFFICE OF SUZANNE SIAS
137 SOUTH OAK AVENUE
BARTLETT, IL 60103

OWNER (SEND TAX BILLS TO):

VITO NITTI, TRUSTEE
JILLIAN M. NITTI, TRUSTEE
1020 BILTMORE DRIVE
ELGIN, IL 60120

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, VITO NITTI and JILLIAN M. NITTI, husband and wife (herein, "Grantor"), whose address is 1020 Biltmore Drive, Elgin, IL 60120, hereby bargains, sells, remises, releases, quit claims and conveys to VITO NITTI AND JILLIAN M. NITTI, TRUSTEES, or any successors in trust, under THE VITO AND JILLIAN NITTI REVOCABLE LIVING TRUST dated November 14, 2023 and any amendments thereto (herein, "Grantee"), whose address is 1020 Biltmore Drive, Elgin, IL 60120, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7005 Hickory Pass Lane, Antioch, TN 37013

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

[Signatures on next page.]

PIN NO: 176-01-0A-100.00-C

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 1 day of December, 2023.

GRANTOR:

Vito Nitti

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Vito Nitti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of December, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/14/26

OFFICIAL SEAL
SUZANNE SIAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/14/2026

GRANTOR:

Jillian M. Nitti

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jillian M. Nitti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of December, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/14/26

OFFICIAL SEAL
SUZANNE SIAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/14/2026

OATH OF CONSIDERATION

STATE OF Illinois
COUNTY OF Cook

The actual consideration for this transfer is 0.

Grantee:

The Vito and Jillian Nitti Revocable Living Trust dated November 14, 2023

Vito Nitti, Trustee

Subscribed and sworn to under oath before me, this 1 day of December, 2023 by Vito Nitti, as Trustee of The Vito and Jillian Nitti Revocable Living Trust dated November 14, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/14/26

OFFICIAL SEAL
SUZANNE SIAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/14/2026

Grantee:

The Vito and Jillian Nitti Revocable Living Trust dated November 14, 2023

Jillian M. Nitti, Trustee

Subscribed and sworn to under oath before me, this 1 day of December, 2023 by Jillian M. Nitti, as Trustee of The Vito and Jillian Nitti Revocable Living Trust dated November 14, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/14/26

OFFICIAL SEAL
SUZANNE SIAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/14/2026

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010412-0036163, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010814-0087812, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- By-Laws of record in Book 7932, Page 648, as amended and restated of record in Book 9678, page 213, in the Register's Office for Davidson County, Tennessee.
- Charter of The Estates of Hickory Woods HOA of record in Instrument Number 20010809-0085970, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way granted to Nashville Gas Co. of record in Book 5909, Page 915, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for water and sewer mains of record in Book 8169, page 564; Book 8169, page 571; Book 8169, page 579; and Book 8169, page 588, Register's Office of Davidson County, Tennessee.
- Storm Water Detention Agreement of record at Instrument No. 20010208-0012477, Register's Office of Davidson County, Tennessee.
- QuitClaim Deed conveying common areas to The Estates of Hickory Hills Homeowners Association, Inc., a Tennessee corporation, of record at Instrument No. 20010814-0087811, Register's Office of Davidson County, Tennessee; as re-recorded at Instrument No. 20011023-0115250, said Register's Office.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20210421-0053556 on April 21, 2021.

PIN NO: 176-01-0A-100.00-C

STREET ADDRESS:

7005 Hickory Pass Lane, Antioch, TN 37013

23-086255-02 (JL)

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Janna M. Lindstrom, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 6, 2023.

Date

Janna M. Lindstrom

Affiant Signature

July 22, 2021

Date

State of Florida

County of Polk

Sworn to and subscribed before me this 22nd day of July, 2021.

Dorene J Royal

Notary's Signature

My Commission Expires: 07/06/2025

Date

Notary's Seal (if on paper)

DORENE JOY ROYAL
Notary Public - State of Florida
Commission # HH 149686
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.