THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd. Ste. 130
Nashville, TN 37215

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 22nd day of Jan., 2024.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch # 1099115 DEEDQC
02/08/2024 09:25:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240208-0008870

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian J. Francescon 5717 Red Oak Drive Nashville, TN 37205	New Owner	103-14-0-102.00

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, **Brian J. Francescon and wife, Terri Francescon** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Brian J. Francescon, a married man**, their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hillwood Terrace of record in Plat Book 2663, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 126 on the Southeasterly side of Red Oak Drive and runs back 324.7 feet on the Southwesterly line and 464.5 feet on the Northeasterly line to a dead line in the rear measuring 213.32 feet thereon.

Being the same property conveyed to Brian J. Francescon and wife, Terri Francescon, by Warranty Deed from Bravo Development, LLC, of record in Instrument No. 20160404-0031787, Register's Office of Davidson County, Tennessee, dated March 30, 2016 and recorded on April 4, 2016.

This is improved property known as 5717 Red Oak Drive Nashville, TN 37205.

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 22nd day of Jan ~~2019~~. 2024. HW

Brian J. Francescon

Brian J. Francescon

Terri Francescon

Terri Francescon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brian J. Francescon and Terri Francescon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of January, 2024.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027