Karen Johnson Davidson County
Batch# 1118303 DEEDQC
04/03/2024 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023500

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29th day of March, 2024. Notary Public My Commission Expires:

EILEEN J. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: Anthony Siracusa and Francesca A. Siracusa, Trustees 301 Demonbreun Street, Unit 1810 Nashville, TN 37201	Send Tax Bills To: New Owner 301 Demonbreun Street, Unit 1810 Nashville, TN 37201	Tax Information: Map and Parcel No.: 093060A286.00

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, **ANTHONY SIRACUSA and wife, FRANCESCA A. SIRACUSA** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **ANTHONY SIRACUSA AND FRANCESCA A. SIRACUSA, TRUSTEES OF THE ANTHONY AND FRANCESCA SIRACUSA FAMILY DECLARATION OF TRUST,** their heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1810 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed of record in Instrument No. 20080225-0018429 and Attorneys Certificate recorded in Instrument No. 20080225-0018430, amended in Instrument No. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and the Master Deed for Encore, a Master Condominium, of record in Instrument No. 20080225-0018425, and Attorneys Certificate recorded in Instrument No. 20080225-0018426, amended in Instrument Nos. 20111104-0086473 and Instrument No. 20111215-0097929, and any amendments thereto, Register's Office for Davidson County, Tennessee, to which reference is made for a more completed description.

Being the same property conveyed to Anthony Siracusa and wife, Francesca A. Siracusa, by deed dated March 11, 2020, from Bryant Hamby, a single person, and Makenzie Hamby, a single person, of record in Instrument No. 20200316-0028862, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 Demonbreun Street, Unit 1810, Nashville, Tennessee, 37201.

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 27th day of March, 2024.

GRANTOR:

ANTHONY SIRACUSA

FRANCESCA A. SIRACUSA

STATE OF OHIO)

COUNTY OF Summit

Personally appeared before me, a Notary Public in and for the County and State aforesaid, ANTHONY SIRACUSA and FRANCESCA A. SIRACUSA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Stow, Ohio, this the 27 day of March, 2024.

NOTARIAL SEAL STATE OF OHIO

LAURIE J. LANGMAN
Notary Public, STATE OF OHIO
My Commission Expires
APRIL 5, 2026

Notary Public

My Commission Expires: April 5, 2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/27/24 (date of document).

Affiant Signature

3/27/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of March, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

