Karen Johnson Davidson County
Batch# 1118351 DEEDQC
04/03/2024 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023566

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Gary Michael Abbagnaro and Alison Ramsey Abbagnaro, Co-Trustees of The Abbagnaro Family Trust Agreement	SAME	158 11 0 061.00
1800 Stonehaven Court		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **GARY ABBAGNARO and ALISON ABBAGNARO**, husband and wife, do hereby convey to **GARY MICHAEL ABBAGNARO and ALISON RAMSEY ABBAGNARO, Co-Trustees of THE ABBAGNARO FAMILY TRUST AGREEMENT dated April 2, 2024**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Division of Lot 1 of the Scott & Judith Siman Subdivision of record in Plat at Instrument No. 20140425-0035126, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property (containing 3.00 acres more or less).

Being the same property conveyed to **GARY ABBAGNARO and ALISON ABBAGNARO**, husband and wife, by Warranty Deed dated December 31, 2015, from **GREGG AND RAINS BUILDING GROUP, LLC**, of record in Instrument No. 20151231-0131578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, including, but not limited to, easement contained in deed of record in Book 2698, Page 147, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1800 Stonehaven Court, Nashville, TN 37215.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 2nd day of April, 2024.

GARY ABBAGNARO

ALISON ABBAGNARO

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY ABBAGNARO**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 2nd day of April, 2024.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALISON ABBAGNARO**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 2nd day of April, 2024.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

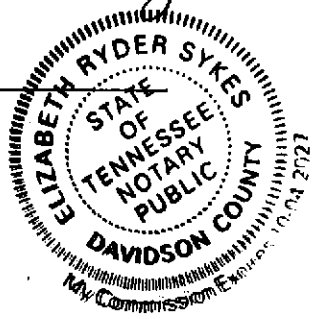
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
2nd day of April, 2024.

Notary Public

My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 April 2, 2024.

April 3, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of April, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

