# QUITCLAIM DEED

Karen Johnson
Batch # 1140637
05/29/2024 11:31:34 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240529-0039738

*Reserved for Register of Deeds*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00. Pursuant to TCA 67-4-409(a)(4), this transaction does not require transfer tax.

Martha Nicole DiFrank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2024.

William F. Hyde
Notary Public

My Commission Expires November 19th, 2025.

WILLIAM F. HYDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Affix Notary Seal

*This document was prepared by:* Bill F. Hyde, BPR #035709
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Arrington, Tennessee 37014
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| **Address of New Owner:** | **Send Tax Bills To:** | **Map & Parcel Information:** |
|---|---|---|
| Sarina J. Vitale and William R. Hart<br>929 Fatherland St.<br>Nashville, Tennessee 37206 | Pinnacle<br>150 3rd Ave., Ste 1000<br>Nashville, Tennessee 37201 | 082-16-0-174.00 |

*This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.*

For and in consideration of Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, SARINA JOSEPHINE VITALE and WILLIAM RUSSELL HART, JR., Wife and Husband, hereinafter called the Grantors, do hereby grant, transfer, remise, release, and forever quitclaim and convey unto SARINA J. VITALE, TRUSTEE OF THE SARINA J. VITALE LIVING TRUST DATED FEBRUARY 2, 2024, AND ANY AMENDMENTS THERETO, hereinafter called the Grantee, its successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 100 on the plan of Barrows' Addition to Edgefield, Chancery Court at Nashville, and part of Lot No. 54 on the Plan of Payne's Addition to Nashville as of record in Book 21, Page 70, Register's Office for said county and part of Payne Street, Closed and being more particularly described as follows:

Beginning at a point in the North Line of Fatherland Street, the Southwest Corner of the Louise Miller Property as recorded in Book 579, Page 376, Register's Office for Davidson County; thence with Miller's Westwardly line, Northwardly 170 feet, more or less, to the Southerly Margin of an alley;



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thence with said alley, Westwardly 50 feet to the Northeast Corner of the Mattie D. Pierce Tate Property as recorded in Book 702, Page 693, Register's Office for Davidson County; thence with Tate's Easterly Line, Southwardly 170 feet, more or less, to the Northerly Margin of Fatherland Street; thence with said street, Eastwardly 50 feet to the beginning.

Being the same property conveyed to SARINA JOSEPHINE VITALE and WILLIAM R. HART, Wife and Husband, from IBOLYKA FULEKI and husband, SANDOR FULEKI, by Warranty Deed dated May 3rd, 2024 and recorded on May 6th, 2024, with Instrument Number 20240506-0032843, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee. *The said WILLIAM R. HART and WILLIAM RUSSELL HART, JR. being one in the same person.*

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 929 Fatherland Street, Nashville, Tennessee, 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Grantors make no warranties as to the state of the title to the property, but acquits any claim that Grantors have to said property and for that purpose, make this conveyance to Grantee.

IN WITNESS WHEREOF, we set our hand on this the 29th day of May, 2024.

Sarina Josephine Vitale

**Grantor** – SARINA JOSEPHINE VITALE

William Russell Hart Jr.

**Grantor** – WILLIAM RUSSELL HART, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM F. HYDE, Notary Public in and for said county and state, the within named SARINA JOSEPHINE VITALE and WILLIAM RUSSELL HART, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this the 29th day of May, 2024.

William F. Hyde

Notary Public

My Commission Expires November 19th, 2025

