QUITCLAIM DEED

FROM: NICOLA DEFILIPPIS **FROM: ALAN M. WISE, TRUSTEE**

TO: ALAN M. WISE, TRUSTEE **TO: NICOLA DEFILIPPIS, Life Estate**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Nicola DeFilippis 400 Lazy Creek Lane Nashville, TN 37211	SAME	Map – 161-13-0-B Parcel – 400.00CO

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 Deaderick Street
Suite 1550
Nashville, Tennessee 37238
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Nicola DeFilippi
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF August, 2024.

NOTARY PUBLIC
My Commission Expires: 3-3-27

CAMON B. PRESLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

Karen Johnson Davidson County
Batch # 1166961 DEEDQC
08/06/2024 12:11:33 PM 2 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059844

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a life estate, I Nicola DeFilippis by these presents do hereby quitclaim and convey all my right, title and interest to Alan M. Wise, Trustee, and from Alan M. Wise, Trustee to Nicola DeFilippis for life, and the remainder, after his death, to Nicky DeFilippis and Crescenza DeFilippis Macca, joint tenants with right of survivorship in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. 400, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime established by Master Deed of record in Instrument No. 20040702-0079260, as amended and restated in Instrument No. 20050204-0013611, further amended in instrument No. 20050329-0034131 and in Instrument No. 20050822-0100021, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Master Deed, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nicola DeFilippis and wife, Rosa DeFilippis, by Warranty Deed of record. by Crescenza Macca and Joseph Macca, wife and husband, in Instrument No. 20071002-0116903 in Register's office for Davidson County, Tennessee. Rosa DeFilippis having died July 28, 2024.

THIS CONVEYANCE IS SUBJECT to all easements, restrictive covenants and conditions , and other matters of record, including all items set out on any applicable plat of record.

This is an improved property, known as 400 Lazy Creek Lane, # 400, Nashville, TN 37211.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of August, 2024.

Nicola DeFilippis
NICOLA DEFILIPPIS

And now, I, the said Alan M. Wise, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **NICOLA DEFILIPPIS** for life, remainder after his death, to Nicky DeFilippis and Crescenza DeFilippis Macca, joint tenants with right of survivorship, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject the same limitation, restriction s and encumbrances as may affect the premises as above set forth.

Alan M. Wise, Trustee
ALAN M. WISE, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **NICOLA DEFILIPPIS**, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2024.

Notary Public

CARMON B. PRESLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

My Commission Expires: 3-3-27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **ALAN M. WISE, Trustee**, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2024.

Notary Public

CARMON B. PRESLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

My Commission Expires: 3-3-27