QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1168869 DEEDQC
08/14/2024 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-24-2028
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GF Casa Trust	**New Owner**	
(NAME)	(NAME)	
6238 14th Ave. S.		**07005000800**
(ADDRESS)	(ADDRESS)	
Gulfport, FL 33707		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

GREG FARRICIELLI, A MARRIED MAN, D/B/A GREG F REAL ESTATE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

GF CASA TRUST, U/A/D JUNE 29, 2021 ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT, OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF H.E. SIMPKINS' DIVISION OF THE L.G. CURTIS LANDS, AS OF RECORD IN BOOK 547, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 18 FRONTS 360 FEET ON THE SOUTHERLY SIDE OF LINCOLN AVENUE, AND RUNS BACK FROM THE CENTER OF SAID AVENUE, 250 FEET ON THE WESTERLY LINE AND 310 FEET BACK ON THE EASTERLY LINE, TO THE NORTHERLY LINE OF LOT NO. 22, MEASURING 390 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GREG FARRICIELLI D/B/A GREG F REAL ESTATE BY DEED OF CORRECTION WARRANTY DEED FROM GINA BURROUGHS, A SINGLE WOMAN, OF RECORD IN INSTRUMENT NUMBER 20220607-0065296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **unimproved** property known as: **0 Lincoln Avenue, Nashville, TN 37218**

Witness our hands this the 8TH day of AUGUST, 2024.

Greg Farricielli d/b/a Greg F Real Estate

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Greg Farricielli d/b/a Greg F Real Estate**, the within named bargainor, 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, this the 8th day of AUGUST, 2024.

Notary Public
My Commission Expires: 7/24/28

ANDREW CREEDON
Notary Public - State of Florida
Commission # HH 574757
My Comm. Expires Jul 24, 2028

Certificate of Authenticity

I, **Ryan Lux**, 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 **8/12/24**.

Date

Affiant Signature

8/12/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **August**, 2024.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

