Karen Johnson Davidson County
Batch# 1224242 DEEDQC
01/07/2025 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250107-0001452

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Donald J. Bivacca and Beverly D. Bivacca, Co-Trustees Bivacca Family Revocable Living Trust 1004 14th Avenue South Nashville, TN 37212	New Owner	15011O00100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Donald Joseph Bivacca and Beverly Bivacca, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Donald J. Bivacca and Beverly D. Bivacca, Co-Trustees, Bivacca Family Revocable Living Trust Agreement dated January 6, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unti No. 1 of 1004 14th Avenue South Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181025-0105637, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to **Donald Joseph Bivacca and Beverly Bivacca, husband and wife**, by Warranty Deed dated June 26, 2020, from **Anmol P. Mehta, single**, recorded in Instrument No. 20200710-0075837, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1004 14th Avenue South, Nashville, TN 37212.**

(Legal description from prior deed of record).

Donald Joseph Bivacca and **Donald J. Bivacca** are one and the same person.

Beverly Bivacca and **Beverly D. Bivacca** are one and the same person.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of January 2025.

Donald Joseph Bivacca

Beverly Bivacca

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Donald Joseph Bivacca**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Beverly Bivacca**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2025.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

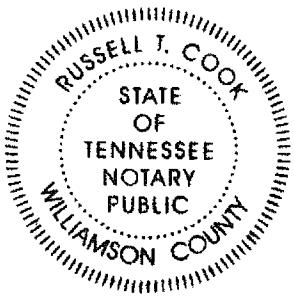
The actual consideration for this transfer is Zero Dollars ($0).

Beverly D Biracco
Affiant

Sworn to and subscribed to before me, this the 6th day of January 2025.

Notary Public

My Commission Expires:
8/10/2027



Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 6, 2025.

Affiant Signature

January 6, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of January 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

