Davidson County DEEDQC
Recvd: 01/21/14 09:35 9 pgs
Fees:48.00 Taxes:240.50
20140121-0005261

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
STEVE CATANDELLA
916 NORTH 1ST AVENUE
NASHVILLE, TN 37201
Customer Reference Number TN100987

Property Tax ID#: 82-14A/46.00CO

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, STEPHEN CATANDELLA, who acquired title as STEVE CATANDELLA and WIFE, DEBORAH CATANDELLA, who acquired title as DEBBIE CATANDELLA, and LUKE CATANDELLA, a single man, as Grantor, and STEPHEN CATANDELLA and DEBBIE CATANDELLA, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 916 NORTH 1ST AVENUE, NASHVILLE, TN 37201

Witness my hand this the 23 day of Dec., 2013.

STEPHEN CATANDELLA
FKA STEVE CATANDELLA

DEBORAH CATANDELLA
FKA DEBBIE CATANDELLA

LUKE CATANDELLA

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
STEVE CATANDELLA
916 NORTH 1ST AVENUE
NASHVILLE, TN 37201
Customer Reference Number TN100987

Property Tax ID#: 82-14A/46.00CO

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, STEPHEN CATANDELLA, who acquired title as STEVE CATANDELLA and WIFE, DEBORAH CATANDELLA, who acquired title as DEBBIE CATANDELLA, and LUKE CATANDELLA, a single man, as Grantor, and STEPHEN CATANDELLA and DEBBIE CATANDELLA, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 916 NORTH 1ST AVENUE, NASHVILLE, TN 37201

Witness my hand this the 30th day of December, 2013.

STEPHEN CATANDELLA
FKA STEVE CATANDELLA

DEBORAH CATANDELLA
FKA DEBBIE CATANDELLA

LUKE CATANDELLA

STATE OF Ohio }

COUNTY OF Hamilton }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named STEPHEN CATANDELLA, also known as STEVE CATANDELLA and WIFE, DEBORAH CATANDELLA, who acquired title as DEBBIE CATANDELLA, and LUKE CATANDELLA, a single man, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2013.

Jaci Powell
Notary Public, State of Ohio
My Commission Expires 07-15-2017

Notary Public Jaci Powell
My Commission expires:

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $_____.

_____
Affiant's Name All Attached.

Subscribed and sworn to before me this the _____ day of _____, _____.

_____
Notary
My Commission expires:

Name and Address of Property Owner:
Stephen and Debbie Catandella
916 N 1st Ave
Nashville, TN 37201

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Nationstar Mtg, LLC, DBA Greenlight Loans
4000 Horizon Way
Irving, TX 75063

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

STATE OF TENNESSEE
COUNTY OF Hamilton

I hereby swear or affirm that to the best of affects knowledge, information and belief that actual consideration for the transfer if $ 65,000.

Affiant Signature: _____
Lukle Castandella

Subscribed and sworn to before me this 31st **day of** December, **20**13

Notary Signature: _____
Commission expires: 7-15-17
Jaci Powell

NOTARIAL SEAL



Jaci Powell
Notary Public, State of Ohio
My Commission Expires 07-15-2017

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Ohio
County of Hamilton } ss.

On this the 30th day of December, 2013, before me, Jaci Powell, the undersigned Notary Public, personally appeared Luke Catandella,

(Day) (Month) (Year)

(Name of Notary Public) (Name(s) of Signer(s))

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Jaci Powell
Signature of Notary Public

Jaci Powell
Other Required Information (Printed Name of Notary, Residence, etc.)

NOTARIAL SEAL
STATE OF OHIO

Jaci Powell
Notary Public, State of Ohio
My Commission Expires 07-15-2017

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 12/30/13 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Right Thumbprint of Signer
Top of thumb here

© 2002 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org
Item No. 5936 Reorder: Call Toll-Free 1-800 US NOTARY (1-800-876-6827)

California All-Purpose Acknowledgement

State of California
County of Los Angeles

On Dec. 23rd 2013 before me, Anthony S. Gonzales, Notary Public,
Name & Title of Officer
personally appeared Stephen Catandella
Deborah Catandella

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), & that by ~~his/her~~/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true & correct.

WITNESS my hand & official seal

Anthony S. Gonzales
Signature of Notary Public
Anthony S. Gonzales

PTC1 ANTHONY S. GONZALES Comm. #1887378 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires April 27, 2014 PTC2

Notary Seal

Optional Information

Description of Attached Document:
Title or Type of Document: Quitclaim Deed

Document Date: _____ *Number of Pages:* _____

Other information:

California All-Purpose Acknowledgement

State of California
County of Los Angeles

On Dec. 23rd 2013 before me, Anthony S. Gonzales, Notary Public,
Name & Title of Officer
personally appeared Stephen Catandella &
Deborah Catandella

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), & that by ~~his/her~~/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true & correct.

WITNESS my hand & official seal

Anthony S. Gonzales
Signature of Notary Public

Anthony S. Gonzales

ANTHONY S. GONZALES
Comm. #1887378
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 27, 2014

Notary Seal

Optional Information

Description of Attached Document:
Title or Type of Document: Quitclaim Deed

Document Date: _____ *Number of Pages:* _____

Other information:

"Exhibit A"

Land in Davidson County, Tennessee, being a Condominium Apartment known as Unit 916 as specified on the plat as shown in the Master Deed and on the Plat of Riverfront Condominiums, a Horizontal Property Regime, created pursuant to Tennessee Code Annotated, Title 66, sections 27-101 et seq., and as established by a Master Deed for Riverfront Condominiums, of record as instrument 20051221-0153160 and as amended by instrument 20051228-0155671 and instrument 20060518-0058640, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed as amended. Reference is hereby made to the Plan of Riverfront Condominiums for placement and identification of said Unit, as shown on Exhibit "E" to the Master Deed of record under instrument number 20060518-0105982, said Register's Office, to which plan reference is hereby made.

Being the same property conveyed to Luke Catandella, Steve Catandella and Debra Catandella by deed from Riverfront Condominiums Partnership recorded as instrument 20060802009 4205, said Register's Office.

LC

True Copy Certification

I, **Darell Near**, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters