Davidson County DEEDQC
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Fees:37.00 Taxes:0.00
20150616-0056911

This Instrument Prepared By:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

RECORD AND RETURN TO:
FRAN A. MUSCATELLO
9136 CARISSA DRIVE
BRENTWOOD, TN 37027
Reference Number: TN197927

Property Tax ID#: 181 11 0B 112.00

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **FRAN A. MUSCATELLO, AN UNMARRIED WOMAN,** whose post office address is 9136 Carissa Drive, Brentwood, TN 37027, and **JOE P. MUSCATELLO, AN UNMARRIED MAN,** whose post office address is 359 Tahitian Drive, Colony Cove North, Ellenton, Florida 34222, as Grantor(s), and **FRAN A. MUSCATELLO, AN UNMARRIED WOMAN** whose post office address is 9136 Carissa Drive, Brentwood, TN 37027, as Grantee(s) 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"

PROPERTYADDRESS: 9136 Carissa Drive, Brentwood, TN 37027

Being all of the same Property conveyed to Fran A. Muscatello, an unmarried woman and Joe P. Muscatello, an unmarried man by virtue of a Deed dated April 27, 2010 from Centex Homes, a Nevada General Partnership and recorded May 5, 2010 among the Official Property Records of Davidson County, Tennessee as Instrument 20100505-0034097.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exempt Pursuant to T.C.A. Code 67-4-409(B).

Witness my hand this the 13th day of March, 2015.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 13th day of March, 2015.

Fran A. Muscatello

Fran A. Muscatello

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of March, 2015, before me personally appeared Fran A. Muscatello, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at ~~offices~~, the 13th day of March 2015

Notary Public
My Commission expires: 03/21/2017

ANDREA A. SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

Witness my hand this the 12TH day of MARCH, 2015.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 12TH day of MARCH, 2015.

Joe P. Muscatello

Joe P. Muscatello

STATE OF FLORIDA
COUNTY OF MANATEE

On this 12TH day of MARCH, 2015, before me personally appeared Joe P. Muscatello, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 12TH day of MARCH, 2015.

Richard Lee Anthony

Notary Public
My Commission expires: 6/6/2015

NOTARY PUBLIC STATE OF FLORIDA
RICHARD LEE ANTHONY
MY COMMISSION # EE 100784
EXPIRES: June 6, 2015
Bonded Thru Budget Notary Services

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Fran Muscatello
Affiant

Subscribed ~~and~~ sworn to before me this 13th day of March 2015 by Fran A. Muscatello

Notary Public
Commission Expires 03/21/2017

ANDREA A. SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY TENN.

Name and address for person(s) responsible for taxes:

Fran A. MUSCATELLO
9136 Carissa Drive
Brentwood, TN 37027

Name and address of property owner:

Fran A. MUSCATELLO
9136 Carissa Drive
Brentwood, TN 37027

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

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.

EXHIBIT "A"

THE FOLLOWING LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 112 ON THE PLAN OF CONCORD PLACE II, PHASE 3, OF RECORD IN INSTRUMENT NO. 20080808-0082075, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Fran A. Muscatello, an unmarried woman and Joe P. Muscatello, an unmarried man by Deed from Centex Homes, a Nevada General Partnership dated April 27, 2010 and recorded May 5, 2010 in Instrument 20100505-0034097, Register's Office for Davidson County, Tennessee.

Commonly known as: 9136 CARISSA Drive, Brentwood, TN 37027

Tax ID: 181 11 0B 112.00

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