This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
KRISTIN N. GRIMALDI

TO:
PAUL C. GRIMALDI

Bill Garrett Davidson County
Batch# 46798 DEEDQC
01/11/2018 08:55:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180111-0003591

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Paul C. Grimaldi 404 Flintlock Court #3 Nashville, TN 37217	New Owner	135-16-0B-003003CO

STATE OF TENNESSEE }

COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit for Davidson County, Tennessee, Docket No. 17D1779.**

Paul C. Grimaldi

PAUL C. GRIMALDI

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2017.

D. Michelle Fogarty

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-21-21

(AFFIX SEAL)

D. MICHELLE FOGARTY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

I, **KRISTIN N. GRIMALDI,** do here by Quitclaim to **PAUL C. GRIMALDI** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 3 on the plan of Woodbridge at Nashboro Village of record in Instrument No. 20021120-01120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul C. Grimaldi by quitclaim deed from Kristin N. Grimaldi on July 2, 2017 in Instrument No. 20170905-0091361, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul C. Grimaldi and Kristin N. Grimaldi, by deed from Beazer Homes Corp. on April 22, 2005 in Instrument No. 20050426-0046441, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corp., doing business as Phillips Builders now know as Beazer Homes Corp., a Tennessee Corporation by deed from WDN Properties, Ltd., of record in Instrument No. 20020507-0056330, Register's Office for Davidson County, Tennessee.

This is improved real property located at 404 Flintlock Court, #3, Nashville, TN 37217.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 17D1779.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26 day of October, 2017.

Kristin N. Grimaldi
KRISTIN N. GRIMALDI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

KRISTIN N. GRIMALDI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 26th day of October, 2017.

D. MICHELLE FOGARTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Michelle Fogarty
Notary Public

My Commission Expires: 2-21-21