QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 65951 DEEDQC
03/06/2018 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180306-0021222

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of Feb, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicola LaMattina and Marcella LaMattina	SAME AS NEW OWNER	14912000100
(NAME) 2521 Forest View Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicola LaMattina**, hereinafter called the Grantor(s), has quitclaimed unto **Nicola LaMattina and Marcella LaMattina, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Forest View Park, Section I, as of record in Plat Book 3700, Page 109 & 110, Register's Office for said County, to which reference is made for a more complete description.

And being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, lying generally east of Murfreesboro Road and south of Forest View Drive and being more particularly described as follows: Beginning at a point in the southwest comer of Lot 219, Forest View Section I, as of record in Book 3700, Page 110, R.O.D.C., Tennessee; thence, with the Lot 219 southerly line, S 45° 14' 05" E, 90.00 feet to a point in the westerly line of Lot 69, Forest View Park South, as of record in Book 6900, page 161, R.O.D.C., Tennessee; thence, with said westerly line, S 44° 45' 55" W, 25.00 feet to a point; thence, N 45° 14' 05"W, 115.00 feet to a point in the northeasterly margin of Forest View Drive; thence, with the said northeasterly margin, N 44° 45' 55" E, 100.00 feet to a point; thence, along a curve to the left having a central angle of90° 00' 00", a radius of25.00 feet, a distance of39.27 feet and a chord of S 00° 14' 05" E, 35.36 feet to the point of beginning.

Containing 3,009 square feet or 0.07 acre, more or less.

Being the same property conveyed to Nicola La Mattina, unmarried, by deed from Angelo G. La Mattina and wife, Rosaria M. La Mattina, dated 04/03/2007 and of record in Instrument Number 20070409-0041458, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 2521 Forest View Drive, Antioch, TN 37013.

Witness my hand this 28th day of February, 2018.

Nicola LaMattina

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicola LaMattina the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2018.

Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

