Bill Garrett Davidson County
Batch# 77276 DEEDQC
04/09/2018 10:26:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180409-0033093

Quitclaim Deed

ADDRESS OF NEW OWNER:
Glenn Astarita, et ux
4261 Chesney Glen Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Mount Juliet Law, PLLC
Attorneys at Law
1000 Pleasant Grove Place, Suite 200
Mt. Juliet, Tennessee 37122

SEND TAX BILLS TO:
Same as new owners

MAP-PARCEL NUMBERS:
087-01-0-A058.00CO

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between GLENN ASTARITA, hereinafter referred to as the "GRANTOR", and GLENN ASTARITA and wife, TINA ASTARITA, hereinafter referred to as the "GRANTEES";

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GLENN ASTARITA, the GRANTOR, has this day bargained, sold and quitclaimed unto GLENN ASTARITA and wife, TINA ASTARITA, the GRANTEES, their heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 109 on the Plan of CHESNEY GLEN, Section 1A, as of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to, GLENN ASTARITA, unmarried, by Warranty Deed from Stephanie Michelle Miller-Vander Velden and Joshua James Vander Velden, husband and wife, dated 02/29/2008 of record in Instrument No. 20080307-0023450, recorded 03/07/2008 in Register's Office for Davidson County, Tennessee.

THIS improved property known as 4261 Chesney Glen Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

AND I, the GRANTOR, do covenant with said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have good right to convey it and warrant that the same is unencumbered, except for:

1. 2017 real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTORS, when due.

AND I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 26 day of JANUARY, 2018.

"GRANTOR":

GLENN ASTARITA

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public of the State and Counter aforesaid, GLENN ASTARITA, with whom I am personally acquainted with (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand, this the 26th day of January, 2018.

QUINCY L. SALAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My commission expires: 12/23/18

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE, ($ 0.00 DOLLARS).

Affiant

Sworn to and subscribed before me
on this the 26th day of January, 2018.

QUINCY L. SALAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

12/23/18
My commission expires