Bill Garrett Davidson County
Batch# 107390 DEEDQC
06/22/2018 09:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180622-0060277

Commitment Number: 23937837

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Erin Guglielmo and **Russell B. Guglielmo**, 1010A Virginia Avenue, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061 11 0 150.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Gina Antonini, unmarried, **Erin Guglielmo**, unmarried, (and is the daughter of Russell B. Guglielmo), and **Russell B. Guglielmo**, married, joined by spouse **Leslie A. Guglielmo**, whose mailing address is **1010A Virginia Avenue, Nashville, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Erin Guglielmo**, unmarried, and **Russell B. Guglielmo**, married, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1010A Virginia Avenue, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, State of Tennessee, more particularly described as follows, being the Easterly 25 feet of Lot Number 28 and the Westerly 50 feet of Lot Number 27 on the Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for said County. Said parts of Lots Numbers 28 and 27 front together 75 feet on the South side of Virginia Street and extends back 231.44 feet on the Westerly Line and 227.12 feet, more or less on the Easterly Line, to a dead line, Measuring 75 feet thereon.

Being the same parcel conveyed to Gina Antonini, Erin Guglielmo and Russell B. Guglielmo from John S. Blackwell, by virtue of a deed dated 5/13/2016, recorded 5/26/2016, as instrument no. 20160526-0052988 county of Davidson, state of Tennessee. Assessor's Parcel No: 061 11 0 150.00
Property Address is: 1010A Virginia Avenue, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20160526-0052988 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061 11 0 150.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on June 6, 2018:

Gina Antonini

Erin Guglielmo

Russell B. Guglielmo

Leslie A. Guglielmo

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 6, 2018 by **Gina Antonini**, **Erin Guglielmo**, ~~**Russell B. Guglielmo**~~ and ~~**Leslie A. Guglielmo**~~ who are personally known to me or have produced driving license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Exp: 3-8-2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on June 1, 2018:

Gina Antonini

Erin Guglielmo

Russell B. Guglielmo

Leslie A. Guglielmo

STATE OF Massachusetts
COUNTY OF Bristol

The foregoing instrument was acknowledged before me on June 1, 2018 by ~~**Gina Antonini, Erin Guglielmo,**~~ S/M **Russell B. Guglielmo** and **Leslie A. Guglielmo** who are personally known to me or have produced MADLS as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

SHEILA MCDONOUGH
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 18, 2022

Notary Public

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ ZERO.

Subscribed and sworn to before me

This 6 day of June, 2018

Affiant

Gina Antonini
Erin Guglielmo

Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson

Print Name

True Copy Certification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or 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 PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries