This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 155075 DEEDQC
10/30/2018 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181030-0107295

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Carolyn Maragno 1501 Woodland Street Nashville, TN 37206	same	083-090-405.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Brian Maragno (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Carolyn Maragno (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12, Subdivision of A.V.S. Lindsley 29 acre tract, as shown on plat of record in Plat Book 57, page 66, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian Maragno and Carolyn Maragno, husband and wife, by Warranty Deed from Jeffry A. Drott and Rea B. Frey, husband and wife, of record in Instrument No. 20090730-0071248, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1501 Woodland Street, Nashville, Tennessee 37206.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest property solely in the name of Carolyn Maragno pursuant to that certain the Final Decree of Divorce entered in Docket No. 18D-878 the Fourth Circuit Court of Davidson County, Tennessee at Nashville, on September 19, 2018.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 18th day of October, 2018.

Brian Maragno, Grantor

861123.1 12598-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brian Maragno, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of October, 2018.

Andrea S. Joyner
Notary Public

My Commission Expires: August 28, 2022

ANDREA S. JOYNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-28-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(E).

Affiant

Subscribed and sworn to before me this 30th day of October, 2018.

Callie Still
Notary Public

My Commission Expires: 11/8/2021

CALLIE STILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 08, 2021

CERTIFICATE OF AUTHENTICITY

I, Beverly Sebastian, 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.

Beverly Sebastian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Beverly Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of October, 2018.

Callie Stull
Notary Public

My Commission Expires: 11/8/2021

CALLIE STULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 08, 2021