THIS INSTRUMENT PREPARED BY:
Debbie Lang
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Karen Y Johnson Davidson County
Batch# 158498 DEEDQC
11/13/2018 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181113-0111653

# QUIT CLAIM DEED

Return To:
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

New Owner(S) Address &
Mail Tax Statements To:
Jared Pivaronas
7309 S. Colony Court
Nashville, TN 37221

Property Tax ID#: 155 08 0B 039.00
File #: WFRREF18124094

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, JARED PIVARONAS, a married person who acquired title as a single person, herein joined by his spouse JULIANNE PIVARONAS, as Grantor, hereby conveys all rights, titles and interests that I may have in to JARED PIVARONAS, a married person, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 155 08 0B 039.00
Property Address: 7309 S. Colony Court, Nashville, TN 37221

Prior Deed recorded 07/24/2013, as Instrument 20130724-0076336, in Davidson County Court Clerk's Office.

Witness my hand this the 2nd day of November, 2018.

JARED PIVARONAS

JULIANNE PIVARONAS

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JARED PIVARONAS and JULIANNE PIVARONAS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 2nd day of November, 2018.

Notary Public
My Commission expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

JARED PIVARONAS

JULIANNE PIVARONAS

Subscribed and sworn to before me this the 2nd day of November, 2018.

Notary
My Commission expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: WFRREF18124094

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. 39 on the Plan of South Colony at Riverbend, Phase I, as of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 38.00 feet on the southerly margin of South Colony Court and runs back 105.00 feet on the easterly line and 115.00 feet on the westerly line to a dead line in the rear on which it measures 123.55 feet.

Being the same property conveyed to Jared Pivaronas, a single person by Warranty Deed from Davide Tuninetti, a married man, dated July 19, 2013, recorded on July 24, 2013 as Instrument 20130724-0076336 .

APN: 155 08 0B 039.00

Commonly known as: 7309 South Colony Court, Nashville, TN 37221-3933

# True Copy Certification

I, CHERI HACKETHAL, 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.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for this county and state, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A. Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2019
Notary' Seal (if on paper)

BARBARA A. BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve
My Commission Expires: April 19, 2019
15545573