Karen Y Johnson Davidson County
Batch# 171548 DEEDQC
12/07/2018 11:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181207-0119526

Commitment Number: 24590665
Seller's Loan Number: 004776796692

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:**
**Daniel Luiz Horton**, 1518 Russell St, Nashville, TN 37206

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**083-13-0-400**

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## QUITCLAIM DEED

**Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties**

**Daniel Luiz Horton**, unmarried, whose mailing address is **1518 Russell St, Nashville, TN 37206**, and **Autumn E. Guzzardi-Horton N/K/A Autumn E. Guzzardi**, unmarried, whose mailing address is **457 W 57th Street #205, New York, NY 10019**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 18D326 on May 9, 2018, hereinafter grantors, for $40,000.00 (Forty Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Daniel Luiz Horton**, unmarried, hereinafter grantee, whose tax mailing address is **1518 Russell St, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Land in Davidson County, Tennessee, being the Easterly 33 feet of Lot No. 82 and the Westerly 17 feet of Lot 83, Block "J" on the Plan of Subdivision of the Lindsley Home Place of record in Plat Book 29, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the**

**property. Said parts of said Lots 82 and 83 front together 50 feet on the Southerly side of Russell Street and extend back between parallel lines 160 feet, more or less, to an alley. Being the same parcel conveyed to Daniel Luiz Horton and Autumn E. Guzzardi-Horton from Kristin Elizabeth Ware, by virtue of a deed dated 06/15/2017, recorded 06/16/2017, as instrument no. 20170616-0060725 county of Davidson, state of TN. Assessor's Parcel No: 083-13-0-400**
**Property Address is: 1518 Russell St, Nashville, TN 37206**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20170616-0060725 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-13-0-400

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 Novemb 21st, 2018:

**Daniel Luiz Horton**

STATE OF CAzifonia
COUNTY OF los Angeles

The foregoing instrument was acknowledged before me on 11 26, 2018 by **Daniel Luiz Horton** who is personally known to me or has produced A Vhich ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CLAUDIO SERRA
Notary Public – California
Los Angeles County
Commission = 2229175
My Comm. Expires Feb 15, 2022

**Autumn E. Guzzardi-Horton N/K/A Autumn E. Guzzardi**

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me on November 13, 2018 by **Autumn E. Guzzardi-Horton N/K/A Autumn E. Guzzardi** who is personally known to me or has produced NY Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

PASCUAL NOBLE
Notary Public - State of New York
NO. 01NO4955272
Qualified in Kings County
My Commission Expires 8/28/21

State of New York
County of New York

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 $ 40,000.00 .

Subscribed and sworn to before me

This 13 day of November, 2018.

Affiant

AUTUMN E GUZZARDI
Print Name

(Seal)

Notary Public

My commission expires:

8/28/21

PASCUAL NOBLE
Print Name

PASCUAL NOBLE
Notary Public - State of New York
NO. 01NO4955272
Qualified in Kings County
My Commission Expires 8/28/21

## True Copy Cerification

I, Jeanetta Harper, 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.

*Signer's Name*

Jeanetta Harper

*Signature*

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jeanetta Harper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Notary's Name*

*Signer's Name*

*Notary Signature*

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

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