Karen Johnson Davidson County
Batch# 209654 DEEDQC
03/25/2019 12:13:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190325-0026766

**QUIT CLAIM DEED**

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ [redacted] (Zero)

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Jenna M. Cristino and Alexander Thompson | Same as new | |
| 613B Waco Dr | owner | Parcel:091-05-0-080.00 (Parent Parent) |
| Nashville, TN 37209 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**VITO ANTHONY CRISTINO AND JENNA M. CRISTINO**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**JENNA M. CRISTINO AND ALEXANDER THOMPSON,**
**TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 613B Waco Dr, Nashville, TN 37209

Witness my hand on the 15th day of March, 2019.

Jenna M. Cristino as Attorney-in-fact for Vito Anthony Cristino
Vito Anthony Cristino, by Jenna M. Cristino,
as his Attorney-in-Fact

Jenna M. Cristino

STATE OF TENNESSEE
COUNT OF WILLIAMSON

On the 15th day of March, 2019, before me personally appeared Jenna M. Cristino, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anthony Cristino, and acknowledged that she executed the same as the free act and deed of said Vito .

Witness my hand and official seal at Franklin, Tennessee.

Notary Public _____ My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Jenna Cristino , the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 15th day of March, 2019.

Notary Public _____ My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 613 Waco Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 613 Waco Townhomes, a Horizontal Property Regime, of record in Instrument Number 20171208-0125566, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Debra J. Tarver, unmarried to Curtis Groves and Brian Chester as recorded on the 5th day of September, 2017 in Instrument No. 20170905-0091129; part of Quitclaim Deed from Lee Tylor Edwards to Debra J. Tarver, a married woman as recorded on the 10th day of January, 2014 in Instrument No. 20140110-0002749 and part of Warranty Deed from Kevin Wayne Morgan and wife, Teresa Gayle Morgan to Lee Tylor Edwards, unmarried as recorded on the 16th day of November, 2006 in Instrument No. 20061116-0142434, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of pursuant to a power of attorney executed by the same on the 03/11/2019, and being filed for in Instrument # 20190325002676 2, Register's Office for Davidson County, Tennessee.