Karen Johnson Davidson County
Batch# 226833 DEEDQC
05/07/2019 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190507-0042779

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John Melia and Alethia Glimenakis-Melia | SAME AS NEW OWNER | 086140B06200CO |
| (NAME) 3160 Lake Drive | (NAME) | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Melia and Alethia Glimemakis-Melia f/k/a Alethia C. Glimenakis**, hereinafter called the Grantor(s), has quitclaimed unto **John Melia and Alethia Glimenakis-Melia, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 118, FLEETWOOD SUBDIVISION, PHASE ONE (REVISED), as shown on plat of record in Plat Book 6900, Pages 465 and 466, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to JOHN MELIA, AN UNMARRIED MAN AND ALETHIA C. GLIMENAKIS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by deed from JON PATRICK YOUNG, UNMARRIED, dated 05/02/2014 of record in Instrument No. 20140507-0038993, said Register's Office.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 3160 Lake Drive, Hermitage, TN 37076.

Witness my hand this 30 day of April, 2019.

John Melia

Alethia Glimenakis-Melia

STATE OF TN
COUNTY OF WILSON

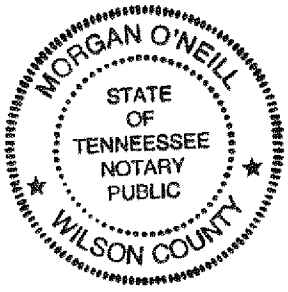
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Melia and Alethia Glimenakis-Melia the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within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

Witness my hand and official seal, this the 30 day of April, 2019.

Notary Public

My Commission Expires: 4-13-20

(SEAL)



# CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY