Karen Johnson Davidson County
Batch# 228637 DEEDQC
05/10/2019 12:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190510-0044161

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2019.

Notary Public

Commission Expires 3-7-23

(Affix Seal)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Matthew Fili 3514 Elkins Avenue Nashville, TN 37216	Owner	074 11 0 174.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **MARK D. FILI** and **MATTHEW FILI** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **MATTHEW FILI** and **KRISTEN FILI, HUSBAND AND WIFE** (hereinafter called the "Grantee"), as tenants by the entireties, and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that 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. 20-A Zone Lot Division, of Lot No. 20 of Montgomery Heights Subdivision, as of record in Plat Book 6250, Page 580, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Fili, unmarried (at that time) and Mark D. Fili, married, by Deed dated December 16, 2016 and of record from John Blackwell, married, recorded December 20, 2016, in Instrument No. 20161220-0133663, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1419 Monettha Avenue, Nashville, TN 37216.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of May, 2019.

MARK D. FILI, Grantor

MATTHEW FILI, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named MARK D. FILI and MATTHEW FILI, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 9th day of MAY, 2019.

Commission Expires:

NOTARY PUBLIC

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020