| Address New Owner As: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Dean V. Toscano, Cheryl L. Toscano, Dylan James Toscano and Adam Tyler Lee<br>1150 B Cahal Avenue<br>Nashville, TN 37206 | New Owner | 072-14-1L-004.00 |

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 259593 DEEDQC
07/19/2019 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190719-0071052

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11 day of July, 2019.

Notary Public

My Commission Expires: 9-29-22
(Affix Seal)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dean V. Toscano and Cheryl L. Toscano, husband and wife,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Dean V. Toscano, Cheryl L. Toscano, Dylan James Toscano and Adam Tyler Lee, as tenants in common,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit 1150B, as established in Declaration of Covenants, Conditions and Restrictions for The 1148-1150 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151119-0117343, Scrivener's Affidavit of record at Instrument No. 20151203-0122074 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dean V. Toscano and Cheryl L. Toscano, husband and wife, by Warranty Deed from Urban Dwell Homes LP, a Tennessee limited

partnership, dated August 15, 2016, recorded August 17, 2016, of record as Instrument No. 20160817-0085861, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1150 B Cahal Avenue, Nashville, TN 37206.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

**IN WITNESS WHEREOF**, this instrument has been executed this the 11 day of July, 2019.

Dean V. Toscano

Cheryl L. Toscano

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dean V. Toscano and Cheryl L. Toscano, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, this the 11 day of July, 2019.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-24-22

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

