QUITCLAIM DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2019.

Notary Public

COMMISSION EXPIRES: 6/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Rosemary M. Giovanniello (Name)	**Rosemary M. Giovanniello**	**141 06 0C 125.00**
3537 Harpeth Springs Drive	**3537 Harpeth Springs Drive**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **James W. Boyle, unmarried,** hereinafter referred to as Grantor, hereby quitclaims to **Rosemary M. Giovanniello, single woman** their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Final Plat of Riverbridge, Phase 2, Section 1, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James W. Boyle and Rosemary M. Giovanniello, husband and wife by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders a/k/a Beazer Homes Corp., a Tennessee Corporation dated July 10, 2009 and recorded July 13, 2009 in Instrument No. 200907130064885, in said Register's Office for Davidson County, Tennessee.

***This conveyance is being made pursuant to the Final Decree of Divorce for Case No. 18D-1167 in the Third Circuit Court for Davidson County, Tennessee. James W. Boyle and Rosemary M. Giovanniello having since been divorced.**

This is Improved Property commonly known as: 3537 Harpeth Springs Drive, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 277211 DEEDQC
08/28/2019 10:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190828-0086717

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

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 27th day of August, 2019.

James W. Boyle

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Boyle,** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 27th day of August, 2019.

NOTARY PUBLIC

My commission expires: 6/9/2020

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expires: 7/22/2022

al (if on paper)