Karen Johnson Davidson County
Batch# 293266 DEEDQC
09/30/2019 03:11:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190930-0099516

This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, TN 37203-1501

QUITCLAIM DEED

FROM: Diane Catignani
TO: John O. Catignani, Jr.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
John O. Catignani, Jr. 411 North Wilson Blvd. Nashville, TN 37205	John O. Catignani, Jr. 411 North Wilson Blvd. Nashville, TN 37205	103-08-0-245.00

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Diane Gibbons Catignani v. John Ogden Catignani*, Circuit Court for Davidson County, Tennessee, Docket No. 18D-1851, and that there was no consideration given for the transfer.

John O. Catignani, Jr. Grantee

Sworn to and subscribed before me, this the 23 day of September, 2019.

NOTARY PUBLIC

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Diane Catignani, has bargained and sold, and by these presents does transfer, quitclaim and convey unto John O. Catignani, Jr., his heirs, successors and assigns, all of Diane Catignani's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Block H on the plan of Cherokee Park, Second Section, of record in Book 547, pages 175 and 176, Register's Office for said County.

SAID Lot No. 1, which is a corner lot, fronts 60 feet on the westerly margin of Wilson Boulevard, formerly Wilson Avenue, and fronts 140.09 feet on the southerly margin of Cambridge Avenue, and extends back 140 feet on the southerly line and 65.05 feet on the westerly line to a point of intersection.

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Being the same property conveyed to John O. Catignani, Jr. and wife, Diane Catignani by Warranty Deed from Thompson Phillip Crowe, IV and wife Ladonna J. Crowe, on August 14, 1981, of record in Book 5783, Page 749 and 750, Register's Office for Davidson County, Tennessee.

This is improved property known as: 411 North Wilson Boulevard, Nashville, TN 37204.

WITNESS my hand, this 19 day of Sept., 2019.

Diane Catignani, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Justin Hall, a Notary Public in and for Williamson County, Tennessee, the within named Diane Catignani, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Diane Catignani, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 19 day of Sept., 2019.

Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.