THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
LER 42112/CHIC 15897

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch# 338027 DEEDQC
01/03/2020 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200103-0000620

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the conveyance to MATTHEW ANDERSON and wife, AMANDA ANDERSON by MATTHEW VISCONTE and wife, JENNA VISCONTE of other real property by deed of even date herewith, receipt of which is hereby acknowledged, we, MATTHEW ANDERSON and wife, AMANDA ANDERSON , have bargained and sold, and by these presents do transfer and convey unto the said MATTHEW VISCONTE and wife, JENNA VISCONTE, their heirs and assigns, a certain tract or parcel of land as follows:

> Being **Lot No. 395** on the Plat of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Matthew Anderson and wife, Amanda Anderson, by deed from Regal Homes Co. dated January 15, 2016, and of record at Instrument No. 20160126-0007562, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of way of Meridian Street, to the extent any portion of the property lies therein.

the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MATTHEW VISCONTE and wife, JENNA VISCONTE, their heirs and assigns, forever. And we do covenant with the said MATTHEW VISCONTE and wife, JENNA VISCONTE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said MATTHEW VISCONTE and wife, JENNA VISCONTE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND(S) this 13 day of December, 2019.

MATTHEW ANDERSON

AMANDA ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, MATTHEW ANDERSON and wife, AMANDA ANDERSON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13 day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 5/3/21

DREW T BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Map & Parcel: 071 15 0 136.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Matthew Visconte and Jenna Visconte
13296 MELSOSAN SR.
NASHVILLE, TN 37207

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022