QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 360561 DEEDQC
02/20/2020 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200220-0018709

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of February 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John and Tonia Badasci	New owner	073-09-0-147.00
2013 Upland Dr.		
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TONIA BADASCI, F/K/A TONIA MATWIJCZUK, A MARRIED WOMAN** ("Grantor"), by these presents does hereby quitclaim and convey unto **JOHN BADASCI AND TONIA BADASCI, HUSBAND AND WIFE** ("Grantee"), their heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Tennessee, being Lot No. 54 on the Plan of Henderson Gardens, Section 1, of record in Plan Book 2900, Page 75, Register's Office for said County.

Said Lot No. 54 fronts 70.0 feet on the Northeasterly margin of Upland Drive and extends back 165.0 feet on the Northwesterly line and 147.5 feet on the Southeasterly line to a broken line in the rear, measuring 143.8 feet thereon.

Being the same property conveyed to Tonia Matwijczuk, a married woman, by Warranty deed from Madge E. Greer, a single woman, of record in Instrument No. 20070515-0057873, Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 15, 2007. (Value of consideration shown in aforementioned deed $136,500.00.)

Being improved property also known as 2013 Upland Drive, Nashville, Tennessee 37216.

John Badasci joins in this conveyance to convey his marital interest, if any.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 14 day of February, 2020.

Tonia Badasci

Tonia Badasci

John Badasci

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of February, 2020, before me personally appeared Tonia Badasci and John Badasci, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 14th day of February, 2020.

My commission expires:

11/8/22

Notary Public

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON