QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 371087 DEEDQC
03/11/2020 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200311-0027380

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 12th Feb, 2020.

Notary Public

COMMISSION EXPIRES: OCT 2, 2023
(AFFIX SEAL)

My Commission Expires October 2, 2023
TENNESSEE NOTARY PUBLIC
STATE OF
KIMBERLY Y. OWENS
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Michael Landi	New Owner	163 16 0A 183.00
151 N. Timber Drive (Name)		
Nashville, TN 37214 (Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Michael Landi Consulting LLC**, hereinafter referred to as Grantor(s), hereby quitclaim to **Michael A. Landi, Unmarried**, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Unit No. 321, as shown on the Final Plat, First Revision of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael A. Landi, an unmarried man by Warranty Deed from Misty Hurt, n/k/a Misty N. Hines, a married woman dated November 30, 2017 and December 06, 2017 as Instrument No. 20171206-0124386, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael Landi Consulting, LLC, a New York limited liability company by Quitclaim Deed from Michael A. Landi, an unmarried man dated April 06, 2018 and recorded April 16, 2018 as Instrument No. 20180416-0035320, in said Register's Office for Davidson County, Tennessee.

This is improved property also known as 1621 Cardigan Way, Antioch, Tennessee 37013

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

IN WITNESS WHEREOF, the said Michael Landi Consulting LLC has hereunto set his/her/their signature, on this, the 12th of Febrary, 2020.

Michael Landi Consulting LLC

BY: _____
Michael Landi
Representative

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Landi Consulting LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of February, 2020.

_____
Notary Public

My Commission Expires: Oct 2, 2023

(SEAL)

KIMBERLY Y. OWENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 2, 2023

True Copy Certification for Recording Purposes

I, MICHAEL A. LANDI, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Kimberly Owens, a notary public for this county and state, personally appeared Michael A LANDI (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KIMBERLY Y. OWENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

Comm exp: OCT 2, 2023

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
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)