Karen Johnson Davidson County
Batch# 379363 DEEDQC
03/30/2020 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200330-0033873

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jillian C. Mastroianni and Jeremy Wells 1100 Shadow Lane Nashville, TN 37206	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	084-01-0-148.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jillian C. Mastroianni, married** by these presents do hereby quitclaim and convey unto **Jillian C. Mastroianni and Jeremy Wells, wife and husband,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, and amended in Book 3862, Page 92 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 88 fronts 66.00 feet on the Westerly margin of Shadow Lane and extends back 139.85 feet on the Northerly line and 132.63 feet on the Southerly line to a dead line in the rear, measuring 76.67 feet thereon.

Being the same property conveyed to Jillian C. Mastroianni, unmarried by Warranty deed from Lori-Ann LeFort, Executrix of the Estate of Charles S. Williams and Mary Louise Knight, Heir of the Estate of Jessie Elizabeth Williams of record in Instrument No. 20130326-0029479 Register's Office for Davidson County, Tennessee, dated March 19, 2013 and recorded on March 26, 2013.

Being also known as 1100 Shadow Lane Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
23rd day of March, 2020.

Affiant

My commission expires:

(Affix Seal)

Notary Public

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/28/2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of March, 2020.

Jillian C. Mastroianni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jillian C. Mastroianni, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 23rd day of March, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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

