THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd. Ste 130
Nashville, TN 37215

File 200426147

Karen Johnson Davidson County
Batch# 395090 **DEEDQC**
05/04/2020 10:39:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200504-0046224

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

J Anderson
Affiant

Subscribed and sworn to before me, this 27th day of April, 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Ingrassia and Pamela Manela 4309 Beekman Drive Nashville, TN 37215	New Owner	130-15-0-006.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John A. Ingrassia, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John Ingrassia and Pamela Manela, husband and wife** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Chickering Hills, Section One, of record in Plat Book 2331, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 195 feet on the Southwesterly side of Beekman Drive and extends back 321.28 feet on the Northwesterly line and 299.87 feet on the Southeasterly line to a dead line, measuring 196.17 feet thereon.

Being the same property conveyed to John A. Ingrassia, married by Warranty deed from Katherine Paxton and Matthew Colby Paxton, husband and wife of record in Instrument No. 20190110-0002610 Register's Office for Davidson County, Tennessee, dated January 7, 2019 and recorded on January 10, 2019. John Ingrassia is a/k/a John A. Ingrassia.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2020.

John A. Ingrassia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John A. Ingrassia, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of April, 2020.

Notary Public

My Commission Expires: _____

