QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 429916 DEEDQC
07/01/2020 04:04:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200701-0071596

O-MM-20-2127

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 THE 23 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2021

THIS INSTRUMENT WAS PREPARED BY

and
Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O MM 20 2127

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leslie A. Mosier and Rob Chianelli, wife and husband	new owner	
(NAME)	(NAME)	**072-12-0-141.00**
2127 Fernwood Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE A. MOSIER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE A. MOSIER AND ROB CHIANELLI, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Dalewood, Section III of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie A. Mosier, a single person by Warranty deed from Seanache Homes Inc., a Nevada Corporation of record in Instrument No. 20160831-0091219 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 31, 2016. **Leslie A. Mosier has since married Rob Chianelli.**

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2127 Fernwood Drive, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 23 day of June, 2020.

Leslie A. Mosier

Leslie A. Mosier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE A. MOSIER , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212