This Form furnished by: **GEORGE D. SPANOS, ROGERS, SHEA & SPANOS**

FROM:
RALPH MASTRANGELO

TO:
JESSICA DAVIS

Karen Johnson Davidson County
Batch# 435497 DEEDQC
07/10/2020 02:12:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200710-0075626

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Jessica Davis 2710 Belmont Boulevard Nashville, Tennessee 37212	SAME	117-040-19800

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None, because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee under Docket No. 15D-203**

This Instrument Prepared By:

George D. Spanos
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

_____
JESSICA DAVIS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9, DAY OF May, 2020.

_____
NOTARY PUBLIC

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

I, **RALPH MASTRANGELO**, do hereby Quitclaim to **JESSICA DAVIS**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, described as follows:

Being the southerly 45 feet of Lot No. 1 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said part of Lot 1 fronts 45 feet on the easterly side of Belmont Boulevard and runs back between parallel lines with the northerly margin of Paris Avenue 160 feet to an alley.

Being the same property conveyed to Ralph Mastrangelo and Jessica Mastrangelo, husband and wife, by deed dated June 20, 2014, from Margaret J. Chisholm, of record in instrument number 20140624-0055611, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 15D-203.

This is improved real property, known as: **2710 Belmont Boulevard, Nashville, Tennessee 37212.**

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of JUNE, 2020.

RALPH MASTRANGELO

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named, **RALPH MASTRANGELO**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 29th day of June, 2020.

NOTARY PUBLIC

ALEXANDRA LOVAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/6/22.
DATE