Karen Johnson Davidson County
Batch# 436746 DEEDQC
07/13/2020 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200713-0076496

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Josephine Raneri
Anthony Stephen Raneri
3126 Fyffe Lane
Nashville, TN 37211

Send Tax Bill to:
New Owner

Map-Parcel Number:
173-09-0A 753.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me this the 13th day of July, 2020.

Notary Public

My Commission Expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSEPHINE RANERI, UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JOSEPHINE RANERI, UNMARRIED WOMAN, AND ANTHONY STEPHEN RANERI, UNMARRIED MAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 3126 Fyffe Lane, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of June, 2020.

Josephine Raneri

STATE OF NEW YORK
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Josephine Raneri, unmarried woman, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of June, 2020.

My commission expires: 08/12/21

Notary Public

JENNIFER MARIE MALLON
Notary Public, State of New York
Registration No. 01MA6287548
Qualified in Queens County
Commission expires August 12, 2021

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 636, on the plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Josephine Raneri, unmarried woman, from Philip D. Fallin and Olivia A. Fallin, husband and wife, by Warranty Deed dated 03/05/2020, of record as Instrument No. 20200306-0025341, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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