This Instrument is Prepared By: **John E. Evans, BPR #030148**
Attorney at Law
101 Fifth Ave. W, Suite 4
Springfield, TN 37172
(615) 384-1955

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

Karen Johnson Davidson County
Batch# 443265 **DEEDQC**
07/23/2020 01:46:41 PM 3 pgs
Fees: $18.00 Taxes: $74.00
20200723-0081262

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Charles Miller Tambellini	**Charles Miller Tambellini**	**5200-379**
4744 McCool Court	**4744 McCool Court**	
Nashville, TN 37218	**Nashville, TN 37218**	

THIS DEED OF CONVEYANCE, executed and delivered by **ANDREA D. STEVENS**, (hereafter the "Grantor"), to **CHARLES MILLER TAMBELLINI** (hereafter the "Grantee").

WITNESSETH: Pursuant to Tenn. Code. Ann. § 66-5-103 and **FOR AND IN CONSIDERATION** of the sum of twenty-thousand-dollars ($20,000.00), cash in hand paid, in conjunction with an Agreement of which receipt is hereby acknowledged, the Grantor has this day bargained and sold and by these presents do hereby sell, transfer, and quitclaims unto the Grantees, his and her heirs and assigns, all of his right, title, and interest, to have and to hold the following described real property located at 4744 McCool Court Nashville, Tennessee 37218, in Davidson County as described to wit:

> Land in Davidson County, being Lot No. 3 on the Plan of McCool Road Subdivision, of record in Book 5200, Page 379, Register's Office for said County, to which plan reference is made for a more complete description thereof, together with together with all the appurtenances and immunities thereto pertaining.

Said property is conveyed subject to: all matters and notes shown on the aforesaid Plan of McCool Road Subdivision; to the terms and conditions of that Agreement to Maintain McCool Drive or Court, appearing of record in Book 5821, Page 541, in said Register's Office; and to all other limitations, restrictions, and encumbrances as may affect the premises.

BEING the same property conveyed to Charles Miller Tambellini and Andrea D. Stevens by Warranty Deed from Martin Lewis Starr, appearing of record in 20120327-0025929. Andrea D. Stevens is one and the same person as Andrea Darlene Stevens.

IN WITNESS WHEREOF, the Grantor, **ANDREA D. STEVENS**, has hereunto set her hand on this the 29th day of June, 2020.

ANDREA D. STEVENS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, Andrea D. Stevens, a Notary Public in and for said County and State, the within named **ANDREA D. STEVENS,** the Grantor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee this 29th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 11/20/2023

HOPE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer is twenty-thousand dollars **($20,000.00).**

AFFIANT

SUBSCRIBED and SWORN to before me this the 29th day of June, 2020.

My Commission Expires: 11/20/2023

NOTARY PUBLIC/Register

