Karen Johnson Davidson County
Batch# 443463 DEEDQC
07/24/2020 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200724-0081539

2009217 TN/RTR

QUITCLAIM DEED

MAIL RECORDED DEED TO:

~~MATTHEW CAMPOBASSO~~
STEVEN CATALANO
227 JUSTICE ~~HILL~~ RD.
STERLING, MA 01564

OWNER (SEND TAX BILLS TO):

MATTHEW CAMPOBASSO
STEVEN CATALANO
227 JUSTICE HILL RD.
STERLING, MA 01564

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW J. CAMPOBASSO, unmarried (herein, "Grantor"), whose address is 227 Justice Hill Rd., Sterling, MA 01564, hereby bargains, sells, remises, releases, quit claims and conveys to MATTHEW CAMPOBASSO, an unmarried man, whose address is 227 Justice Hill Rd., Sterling, MA 01564, and STEVEN CATALANO, a married man, whose address is 515 Church St., Nashville, TN 37219, as tenants in common (together herein, "Grantee"), all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4604 Sterling Cross, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 9 day of July, 2020

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

PIN NO: 172 14 0B 077.00-CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

MATTHEW J. CAMPOBASSO

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MATTHEW J. CAMPOBASSO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/20/2022

DENISE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
NOVEMBER 20, 2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson 0.0

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: _____
MATTHEW CAMPOBASSO

Subscribed and sworn to under oath before me, this 9th day of July, 2020 by MATTHEW CAMPOBASSO.

Denise Clark
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/20/2022

[Affix Notary Seal]

DENISE CLARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2022

Grantee:

Grantee signature: _____
STEVEN CATALANO

Subscribed and sworn to under oath before me, this 9th day of July, 2020 by STEVEN CATALANO.

Denise Clark
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/20/2022

[Affix Notary Seal]

DENISE CLARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF WINFIELD PARK, PHASE 1, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 9700, PAGES 765 THROUGH 768, INCLUSIVE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20150623-0060017, on June 23, 2015.

PIN NO: 172 14 0B 077.00-CO

STREET ADDRESS:

4604 Sterling Cross, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-035988 (CM)

True Copy Certification

I, Matt Pierce, do hereby make an 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.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22