Karen Johnson Davidson County
Batch# 493929 DEEDQC
10/12/2020 11:52:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201012-0118301

**THIS INSTRUMENT WAS PREPARED BY:**
**Nancy Pizzulo**
111 Hideaway Cove
Austin, Texas 78737

| **Address New Owner as follows:** | **Send Tax Bill To:** | **Map-Parcel No:** |
|---|---|---|
| **Mark Pizzulo**<br>**16 Cypress Fairway Village**<br>**Wimberley, Texas 78676** | **Mark Pizzulo**<br>**16 Cypress Fairway Village**<br>**Wimberley, Texas 78676** | **075120E036.00** |

# QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms in the Final Decree of Divorce in the certain case styled NANCY PIZZULO v. MARK PIZZULO, Docket No. 19-1679, in the 274th District Court for Travis County, Texas.

Accordingly, NANCY PIZZULO ("Grantor") does hereby quitclaim unto MARK PIZZULO ("Grantee"), his successors, heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

> LAND in Davidson County, Tennessee, being Lot No. 15, Blossom Trace First Revision Final Plat, as shown by plat of record on Plat Instrument Number 200109200101754 and corrected by Surveyors Certificate of Correction in Instrument Number 20011025-0116872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and description of said lot, commonly known as 1220 Lilac Drive, Hermitage, TN 37076.
>
> BEING the same property conveyed to MARK PIZZULO and NANCY PIZZULO, husband and wife, from Lek Kapshtica and wife, Albina Kapshtica, recorded on February 9, 2015, in record of Instrument #20150211-0012533, in the Register of Deed's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, easements, restrictions, and encumbrances as may affect the premises.

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.**

IN WITNESS WHEREOF, I have hereunto set my hand on this __ day of May, 2020.

NANCY PIZZULO

STATE OF TEXAS )

COUNTY OF ~~TRAVIS~~ Hays )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY PIZZULO, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my ~~hand and official~~ seal this 17 day of May, 2020.

DONNA BROWN WILLIS
Notary Public, State of Texas
Comm. Expires 02-03-2023
Notary ID 4509115

Donna Brown Willis
Notary Public, State of Texas

My Commission Expires 2-3-2023

STATE OF TEXAS )

COUNTY OF Hays )

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled NANCY PIZZULO v. MARK PIZZULO, Docket No. 19-1679, in the 274th District Court for Travis County, Texas, and that there was no other conside on given for this matter.

DONNA BROWN WILLIS
Notary Public, State of Texas
Comm. Expires 02-03-2023
Notary ID 4509115

MARK PIZZULO

Sworn to and subscribed before me this 17 day of May, 2020.

Donna Brown Willis
Notary Public, State of Texas

My Commission Expires 2-3-2023