Karen Johnson Davidson County
Batch# 519200 DEEDQC
11/19/2020 01:52:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20201119-0136419

20411240 TN/RTC

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KRISTIE LYNNE PASSALACQUA
GERMAN B. SILVA JR.
1428-A RIVERSIDE DRIVE
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

KRISTIE LYNNE PASSALACQUA
GERMAN B. SILVA JR.
1428-A RIVERSIDE DRIVE
NASHVILLE, TN 37206

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, KRISTIE LYNNE PASSALACQUA, a married woman, joined by her spouse, GERMAN B. SILVA JR. (herein, "Grantor"), whose address is 1428-A Riverside Drive, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to KRISTIE LYNNE PASSALACQUA and GERMAN B. SILVA JR., wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 1428-A Riverside Drive, Nashville, TN 37206, 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: 1428-A Riverside Drive, Nashville, TN 37206

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 10th day of November, 2020.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

PIN NO: 072154B00100CO

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

GRANTOR:

KRISTIE LYNNE PASSALACQUA

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KRISTIE LYNNE PASSALACQUA, 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 _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

See attached California Acknowledgment

GRANTOR:

GERMAN B. SILVA JR.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GERMAN B. SILVA JR., 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 _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

See attached California Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo
On November 10, 2020, before me, Linda C. Ulrich, Notary Public,
personally appeared German B. Silva Jr.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

LINDA C. ULRICH
COMM. #2192624
Notary Public - California
San Mateo County
My Comm. Expires Apr. 20, 2021

WITNESS my hand and official seal.

SIGNATURE Linda C. Ulrich

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quit Claim Deed

Document Date: November 10, 2020 Number of Pages: 3

Signer(s) Other than Named Above: —

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo
On November 10, 2020, before me, Linda C. Ulrich, Notary Public,
personally appeared Kristie Lynne Passalacqua
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

LINDA C. ULRICH
COMM. #2192624
Notary Public - California
San Mateo County
My Comm. Expires Apr. 20, 2021

WITNESS my hand and official seal.

SIGNATURE Linda C. Ulrich

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quit Claim Deed

Document Date: November 10, 2020 Number of Pages: 3

Signer(s) Other than Named Above: —

OATH OF CONSIDERATION

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is 0.0 _____.

Grantee:

Grantee signature: _____
KRISTIE LYNNE PASSALACQUA

See attached California Jurat

Subscribed and sworn to under oath before me, this ____ day of _____, 20___ by KRISTIE LYNNE PASSALACQUA.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Grantee:

Grantee signature: _____
GERMAN B. SILVA JR.

See attached California Jurat

Subscribed and sworn to under oath before me, this ____ day of _____, 20___ by GERMAN B. SILVA JR.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Mateo }

Subscribed and sworn to (or affirmed) before me on this 10th day of November, 2020
Date *Month* *Year*

by Kristie Lynne Passalacqua

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Linda C. Ulrich
Signature of Notary Public

LINDA C. ULRICH
COMM. #2192624
Notary Public - California
San Mateo County
My Comm. Expires Apr. 20, 2021

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Oath of Consideration

Document Date: November 10, 2020

Number of Pages: 3

Signer(s) Other Than Named Above: —

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Mateo }

Subscribed and sworn to (or affirmed) before me on this 10th (Date) day of November (Month) 2020 (Year)

by German B. Silva Jr.

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Linda C. Ulrich
Signature of Notary Public

LINDA C. ULRICH
COMM. #2192624
Notary Public - California
San Mateo County
My Comm. Expires Apr. 20, 2021

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Deed of Consideration

Document Date: November 10, 2020

Number of Pages: 3

Signer(s) Other Than Named Above:

EXHIBIT A

[Legal Description]

UNIT NO. A, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR 1428 RIVERSIDE DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20170616-0060746, BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "D", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

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, in Document 20180810-0078898 on August 10, 2018.

PIN NO: 072-15-4B-001.00CO

STREET ADDRESS:

1428-A Riverside Drive, Nashville, TN 37206

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.

20-041463 (LB)

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
COMMISSION EXPIRES:12/28/22

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