Karen Johnson Davidson County
Batch# 529957 DEEDQC
12/11/2020 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201211-0145186

Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908

Send Tax Notices to:
STEPHEN FORMOSA AND VICTORIA FORMOSA
423 BASSWOOD AVE
NASHVILLE, TN 37209

FILE NO. 220389731

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN FORMOSA VICTORIA FORMOSA	STEPHEN FORMOSA VICTORIA FORMOSA	090 11 0 034.00
423 BASSWOOD AVE NASHVILLE, TN 37209	423 BASSWOOD AVE NASHVILLE, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **STEPHEN FORMOSA, MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **STEPHEN FORMOSA AND VICTORIA FORMOSA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 437 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page(s) 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 437 fronts 74.0 feet on the Westerly side of Basswood Avenue, and extends back between parallel lines 135.0 feet to a dead line on which it measures 74.0 feet.

Being the same property conveyed to Stephen Formosa from West Nashville Living, LLC by Warranty Deed dated March 24, 2017 and recorded March 27, 2017 in or Instrument No. 20170327-0029680, Register's Office for Davidson County, Tennessee.

Property known as, 423 BASSWOOD AVE, NASHVILLE, TN 37209

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of 11, 2020.

STEPHEN FORMOSA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CLINTON BRYANT of the state and county mentioned, personally appeared **STEPHEN FORMOSA**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Notary Public
Printed Name: CLINTON BRYANT
My Commission Expires: 03-08-21

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the 24 day of 11, 2020.

Notary Public
My commission expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Danielle Sheets, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Danielle Sheets
Signature

State of Rhode Island
County of Providence

Personally appeared before me, Kathleen Jefferson, a notary public for this county and
Notary's Name

state, Danielle Sheets, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 6/5/21

NOTARY'S SEAL

KATHLEEN JEFFERSON
Notary Public, State of Rhode Island
My Commission Expires 06/05/2021

(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).