Karen Johnson Davidson County
Batch# 539880 DEEDQC
12/22/2020 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201222-0151802

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
send tax bill to:
Michael Pistone and Ginger Leigh Courtney
1019 Pine Meadow Ct # 38
Nashville Tennessee 37221

Real Estate Tax ID Number: **156 05 0A 038.00**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 31st day of August, 2020 by and between **Michael Pistone, an unmarried man who acquired title as a single man,** whose post office address(es) is/are **1019 Pine Meadow Ct # 38, Nashville, Tennessee 37221,** as party or parties of the first part, "Grantor", and **Michael Pistone, an unmarried man, and Ginger Leigh Courtney, an unmarried woman, as joint tenants with the right of survivorship,** whose post office address(es) is/are **1019 Pine Meadow Ct # 38, Nashville, Tennessee 37221**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1019 Pine Meadow Ct # 38, Nashville, Tennessee 37221

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

Michael Pistone (SEAL)
Michael Pistone

STATE OF Tennessee

COUNTY Williamson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michael Pistone**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Angela Gordon
Commission Expiration Date: 11-20-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Williamson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 .

Michael Pistone (SEAL)
Affiant

Subscribed and sworn to before me on this the 31st **day of** August, **20** 20.

Notary Public
NAME: Angela Gordon

My Commission Expires: 11-20-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

68239293

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 156 05 0A 038.00

Land situated in the County of Davidson in the State of TN

BEING UNIT NO. 38 ON THE PLAN OF HARPETH VILLAGE PUD, SECTION 2, PHASE 1, AS DEPICTED ON EXHIBIT A OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARPETH VILLAGE OF RECORD IN INSTRUMENT NUMBER 20090121-0005246, AS MADE SUBJECT TO ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARPETH VILLAGE P.U.D. OF RECORD IN INSTRUMENT NO. 20090123-0006190, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 1019 PINE MEADOW CT #, 38, NASHVILLE, TN 37221-4173

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Michael Pistone, single man, by deed dated August 4, 2017 of record in Deed Instrument/Case No. 20170808-0081106, in the County Clerk's Office.

True Copy Certification

I, Betsy Lanzotti, do hereby make 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne