Karen Johnson Davidson County
Batch# 565541 DEEDQC
02/01/2021 01:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210201-0014273

THIS INSTRUMENT PREPARED BY:

J. Kasey Talbott, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Timothy Montana and Danielle Montana
500 Rochelle Drive
Nashville, TN 37220

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 146-16-0; Parcel No. 047.00

THIS INSTRUMENT made and entered into on this the 8th day of December, 2020, by and between, **Timothy Montana f/k/a Timothy M. Pasquinzo and Danielle Montana f/k/a Danielle L. Pasquinzo, husband and wife** ("Grantors"), and **Timothy Montana and Danielle Montana, husband and wife** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantees, Grantees' heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of Brentwood Hall, Section VI, of record in Book 2331, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Timothy M. Pasquinzo and Danielle L. Pasquinzo, husband and wife, by Warranty Deed from Michael R. Wood, Stephen Douglas Wood, and Sandra W. Jaudon, dated May 8, 2015 and filed for record June 8, 2015 in Instrument No. 20150608-0053506, in Register's Office of Davidson County, Tennessee.

On January 4, 2016, by Order of the Chancery Court for Davidson County, Tennessee, in File No. 15-1414-1, the full and complete name of the said Timothy M. Pasquinzo a/k/a Timothy Montana Pasquinzo was legally changed to Timothy Montana, and the full and complete name of the said Danielle L. Pasquinzo a/k/a Danielle Louise Montana was legally changed to Danielle Montana.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as **500 Rochelle Drive, Nashville, Tennessee 37220.**

IN WITNESS WHEREOF, the Grantors has hereunto set their signatures on this the 8TH day of DECEMBER, 2020.

Timothy Montana f/k/a Timothy M. Pasquinzo

Danielle Montana

Danielle Montana f/k/a Danielle L. Pasquinzo
and f/k/a Danielle Louise Pasquinzo

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Timothy Montana f/k/a Timothy M. Pasquinzo and Danielle Montana f/k/a Danielle L. Pasquinzo and also f/k/a Danielle Louise Pasquinzo, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at NASHVILLE (city), TN (state), this 8TH day of DECEMBER, 2020.

Notary Public

My Commission Expires: JULY 9 2024

RANDY HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF _____)

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

Affiant

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

Notary Public

My Commission Expires: _____

File No. PB201732

Certificate of Authenticity

I, Maria Trapp, 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.

Maria Trapp

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, ALISON F. BATES, a notary public for this county and state, MARIA TRAPP who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Alison F. Bates

Notary's Signature

My Commission Expires: 04-23-2023

Notary's Seal (If on paper)

