This instrument prepared by:
And return to
DAVID W. MARTTALA, ESQ.
WATERSTONE TITLE
1608 Williams Drive, Suite 103
Murfreesboro, Tennessee 37129

Person(s) or Entity(s) Responsible for Payment of Property Taxes and Owner(s):

Anthony C Cuzzone
5004 Crosby Ln
Nashville, TN 37211

John A Cuzzone

TO:

Anthony C Cuzzone

QUITCLAIM DEED

TAX MAP REF.: 148 13 0 117.00

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, **John C Cuzzone** have this day and date bargained and sold and by these presents do hereby convey, remise, release and forever quitclaim unto **Anthony C Cuzzone**, his heirs and assigns, all of their interest in a certain tract of land lying and being in DAVIDSON COUNTY, TENNESSEE, and more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 51, as shown on the map entitled Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Cuzzone, unmarried and John A Cuzzone, married, as Tenants in Common with Right of Survivorship, by Warranty Deed from Gmartz Homes, LLC, dated May 8th, 2015, of record in Instrument Number 20150512-0043331, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5004 Crosby Ln., Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of January, 2021.

Karen Johnson Davidson County
Batch# 567847 DEEDQC
02/04/2021 09:29:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210204-0016165

John A Cuzzone

STATE OF Tennessee
COUNTY OF Van Buren

Before me, the undersigned authority, a Notary Public within and for the State of County aforesaid, personally appeared John A Cuzzone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath executed the foregoing instrument for the purposed therein contained.

Witness my hand and official seal in Van Buren County TN, this 20 day of January, 2021.

Notary Public

My Commission Expires: 2/23/2022

BARBARA L. KIMBLE STATE OF TENNESSEE NOTARY PUBLIC VAN BUREN COUNTY

I hereby swear or affirm that the actual consideration for this transfer is $--0--

Affiant

Subscribed and sworn to before me on this the 20 day of January 2020.

Notary Public

My Commission Expires: 2/23/2022

BARBARA L. KIMBLE STATE OF TENNESSEE NOTARY PUBLIC VAN BUREN COUNTY