# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 578015 DEEDQC
02/25/2021 08:20:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210225-0023478

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th Day of February, 2021.

_____
Notary Public

COMMISSION EXPIRES: 5/7/2024
(AFFIX SEAL)

ASHLEY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
Taylor, Pigue, Marchetti & Blair, PLLC, 2908 Poston Avenue, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NO(S): |
|---|---|---|
| Elizabeth Colavecchio and David Colavecchio | NEW OWNER(S) | 086 10 0B 121.00 |
| (Name)<br>121 Noel Cove Circle<br>Hermitage, TN 37075 | | |
| (Address) | | |

****THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY.****

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Elizabeth Colavecchio, a single person**, hereinafter referred to as Grantor(s), hereby quitclaim(s) to **Elizabeth Colavecchio, unmarried, and David Colavecchio, unmarried, as tenants in common with right of survivorship**, hereinafter referred to as Grantee(s), all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 121 on the Plan of Noel Cove Townhomes, as shown in the Master Deed of record in Instrument No. 20030924-0141428, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Elizabeth Colavecchio, a single person, by Warranty Deed from Regiment Builders, LLC, a Tennessee limited liability company, dated May 30, 2006, and recorded May 31, 2006, of record in Instrument No. 20060531-0064072, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: **121 Noel Cove Circle, Hermitage, TN 37076**.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

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

IN WITNESS WHEREOF, the said **Elizabeth Colavecchio,** has hereunto set his signature, on this, the 11th day of February, 2021.

Elizabeth Colavecchio
**Elizabeth Colavecchio**

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Elizabeth Colavecchio,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2021.

Notary Public

My Commission Expires: 5/7/2024

(SEAL)

ASHLEY JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY