Karen Johnson Davidson County
Batch# 587164 DEEDQC
03/08/2021 02:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210308-0030088

3830

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of March, 2021. NOTARY PUBLIC COMMISSION EXPIRES: 3-7-2023 (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp) SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Matthew Fili and Kristen Lea Fili 3514 Elkins Avenue Nashville, TN 37209	Same as Owner	092 13 0 165.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **MATTHEW FILI and KRISTEN LEA FILI, f/k/a KRISTEN SCHILLING** (hereinafter "Grantor"), having married after vesting to us of the property described herein as tenants in common, and for the purpose of creating a tenancy by the entireties between ourselves as husband and wife, do hereby convey, remise, release and quitclaim unto **MATTHEW FILI and KRISTEN LEA FILI, husband and wife** (hereinafter "Grantee"), and their heirs, successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Charlotte Park Company's Second Addition to Nashville, Block 17 of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Fili and Kristen Schilling by Warranty Deed of record in Instrument No. 20170213-0014979 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3514 Elkins Avenue, Nashville, TN 37209

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 5 day of March, 2021.

Matthew Fili, Grantor

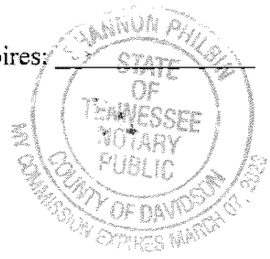
Kristen Lea Fili, f/k/a Kristen Schilling, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Fili, and Kristen Lea Fili, f/k/a Kristen Schilling, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 5 day of March, 2021.

Commission Expires: _____



_____
Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023



_____
Notary Signature