Karen Johnson Davidson County
Batch# 602464 DEEDQC
03/29/2021 02:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210329-0041047

THIS INSTRUMENT WAS 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 SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Jacquelyn Sue Travaglini	New Owner	043 05 0 035.00
1203 Riverside Road		
Old Hickory, TN 37138		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. 1164 Nashville Pike Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF Sumner } The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Subscribed and sworn to before me, this the 20th day of March, 2021. Notary Public My commission expires: 3/11/25	

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Tate Andrew Travaglini, Thomas Anthony Travaglini II, Trett Alexander Travaglini, "Grantor" by these presents, does hereby quitclaim and convey unto Jacquelyn Sue Travaglini, "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Madison Annex Subdivision, a part of the W. L. Scott Lands of record in Book 843, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the westerly side of the Gallatin Road, and runs back between lines, 337 feet on the northerly line and 352.5 feet on the southerly line to the easterly line of the right-of-way of the L & N Railroad, on which it measures 101 feet.

Being the same property conveyed to Tom Travaglini, from Rodney Wachter, Mark Wachter, Vicki Barnes, and Jacquie Travaglini, by Quitclaim Deed dated June 6, 2005, filed of record on June 24, 2005, in Instrument No. 20050624-0072955, in the Register's Office for Davidson County, Tennessee.

The said Tom Travaglini a/k/a Thomas Anthony Travaglini died intestate on December 14, 2020. Jacquelyn Sue Travaglini, Tate Andrew Travaglini, Thomas Anthony Travaglini II, and Trett Alexander Travaglini are the sole heirs at law of Thomas Anthony Travaglini.

For further reference, see Affidavit of Heirship filed of record in Instrument No. _202103290041046_____, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 719 Gallatin Pike N, Madison, TN 37115

Witness my hand this 20th day of March, 2021.

Tate Andrew Travaglini

STATE OF NEW YORK
COUNTY OF NEW YORK

On this 20th day of March, 2021, before me personally appeared Tate Andrew Travaglini, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in New York, New York, this 20th day of March, 2021.

My commission expires: 04/20/2021

Notary Public

KRISTIN M. KAHLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KA6204722
Qualified in New York County
My Commission Expires 04-20-2021

Witness my hand this _____ day of March, 2021.

Thomas Anthony Travaglini II

STATE OF ARIZONA
COUNTY OF MARICOPA

On this _____ day of March, 2021, before me personally appeared Thomas Anthony Travaglini II, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Phoenix, Arizona, this _____ day of March, 2021.

My commission expires: _____

Notary Public

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

This is improved property known as: 719 Gallatin Pike N, Madison, TN 37115

Witness my hand this _____ day of March, 2021.

Tate Andrew Travaglini

STATE OF NEW YORK
COUNTY OF NEW YORK

On this _____ day of March, 2021, before me personally appeared Tate Andrew Travaglini, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in New York, New York, this _____ day of March, 2021.

My commission expires:_____ Notary Public

Witness my hand this 17 day of March, 2021.

Thomas Travaglini
Thomas Anthony Travaglini II

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 17 day of March, 2021, before me personally appeared Thomas Anthony Travaglini II, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Phoenix, Arizona, this 17 day of March, 2021.

My commission expires: 8/22/2024

Heidi Ann Hibbard
Notary Public

HEIDI ANN HIBBARD
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 586412
MY COMMISSION EXPIRES
AUGUST 22, 2024

Witness my hand this 23 day of March, 2021.

Trett Alexander Travaglini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of March, 2021, before me personally appeared Trett Alexander Travaglini, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Goodlettsville TN, this 23 day of March, 2021.

My commission expires: 1-29-25

Notary Public

ASHLEY WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES JANUARY 29, 2025

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case

Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024