Name and Address of New Owner:
Ralph Mastrangelo, Sr.
2006A Galbraith Dr.
Nashville, TN 37215
Send Tax Bills To:
Ralph Mastrangelo, Sr.

Karen Johnson Davidson County
Batch# 602538 DEEDQC
03/29/2021 04:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210329-0041151

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 131-02-0T-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ralph Mastrangelo, Jr. a single man,** "the Grantor," convey and quitclaim unto **Ralph Mastrangelo, Sr., a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 2006A on the Plan of Galbraith Drive Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060105-0001830, Register of Deeds, Davidson County, Tennessee.
>
> Being the same property conveyed to Ralph Mastrangelo, Jr. a single man, and Ralph Mastrangelo, Sr., a single man, by Warranty Deed from Robert A. Aflatooni, a single man, of record in Instrument No. 20181105-0109678, Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018.
>
> Being the same property conveyed to Robert A. Aflatooni, a single man by Quitclaim Deed from Robert A. Alfatooni, a single man and Amy R. Sulgrove, formerly known as Amy R. Aflatooni, a singlewoman of record in Instrument No. 20180305-0020319 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on March 05, 2018.

This property is known as **2006A Galbraith Drive, Nashville, TN 37215**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of March, 2021.

(SEAL)
Ralph Mastrangelo, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Ralph Mastrangelo, Jr., 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 for the purposes therein contained.

WITNESS my hand and official seal this 24th day of March, 2021.

JOHN ALFRED BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24th day of March, 2021.

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public
My commission expires: _____

True Copy Certification

I, John A. Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (If on paper):

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY