This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 616259 DEEDQC
04/16/2021 10:07:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20210416-0050980

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Matthew R. Scibilia 2712 Happy Hollow Road Nashville, TN 37216	SAME	073 05 0 161.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **Jeannine Scibilia**, a married woman, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Matthew R. Scibilia**, an unmarried man (the "Grantee"), his successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Riverwood Heights, Section IV, of record in Plat Book 2330, page 99, 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 transferred by Warranty Deed to Matthew R. Scibilia and Jeannine Scibilia, by Stevie Keith Lamb of record by Instrument number 20150916-0093850 in the Register's office for Davidson County, Tennessee.

This is improved property known as: 2712 Happy Hollow Road, Nashville, TN 37216.

The Jeannine Scibilia hereby makes oath that the above described property has never been the marital residence of Jeannine Scibilia.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12 day of April, 2021.

Jeannine Scibilia

STATE OF NEW YORK)
COUNTY OF Erie)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeannine Scibilia** the grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Grand Island New York on this the 12 day of April, 2021.

Notary Public

Suzanne M. Pfleger
Notary Public, State of New York
Qualified in Erie County
Lic. #01PF6342395
Commission Expires 5/23/24

My Commission Expires

STATE OF NEW YORK)
COUNTY OF Erie)

The actual consideration for this transfer, or value of property (whichever is greater) is

$ 0.00 .

Affiant

Subscribed and sworn before me this 12 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: _____

Suzanne M. Pfleger
Notary Public, State of New York
Qualified in Erie County
Lic. #01PF6342395
Commission Expires 5/23/24