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# 655926 DEEDQC
06/14/2021 11:53:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210614-0079772

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
David Ragonesi, et ux 316 Oakview Drive Nashville, TN 37207	SAME	05 015 020000

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, **David Ragonesi, a married man** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **David Ragonesi and Jordan Ragonesi, Husband and Wife,** (the "Grantee"), their successors and assigns, all of his rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Being Lot Number 20, SKYVIEW, CORRECTLY KNOWN AS SKY VIEW, SUBDIVISION, Davidson County, Tennessee of record in Plat Book 2331, pp. 54-55, Register's Office for said County.

Being the same property conveyed to **David Ragonesi** by Warranty Deed from **Anna Rebeckah Harris and Christopher Joe Harris,** of record in Instrument No. 20201202-0139795, Register's Office for **Davidson** County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 316 Oakview Drive, Nashville, TN 37207

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 on this 11th day of June, 2021.

David Ragonesi

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 **David Ragonesi** the bargainor, 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 at Davidson County, Tennessee, this 11th day of June, 2021.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me on this 11th day of June, 2021.

NOTARY PUBLIC

My Commission Expires:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024