QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTOR/GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Karen Johnson Davidson County
Batch# 693421 **DEEDQC**
08/09/2021 12:46:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210809-0106991

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Karen Linnae Cappellino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2020.

Notary Public

COMMISSION EXPIRES: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Neal Cappellino (Name)	**(Name)**	**144I N 038.00 000**
759 Bresslyn Road (Address)	**(Address)**	
Nashville, TN 37205		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Karen Linnae Cappellino, a married woman,** hereinafter referred to as Grantor, hereby quitclaims **to Neal Cappellino, a married man**, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated and lying in the Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the plan of Brook Meade, Section Five, of record in Plat Book 2133, Pages 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete of the property.

Being the same property conveyed to Neal Cappellino and Karen Linnae Cappellino, husband and wife by Warranty Deed from Marshall Morgan and Susan G. Hulme, husband and wife, dated July 6, 2018 and recorded July 9, 2018, in Instrument No. 20180709-0066052, in said Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: **759 Bresslyn Road, Nashville, TN 37205**

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

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 29th day of June, 2020.

Karen Linnae Cappellino

Karen Linnae Cappellino

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Linnae Cappellino, a married woman** 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 foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 29th day of June, 2020.

NOTARY PUBLIC

My commission expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY