This Instrument Prepared by and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee,
County of Williamson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 9th day of February, 2021.

Notary
Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 700425 DEEDQC
08/18/2021 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210818-0111885

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC OR TAYLOR C. GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin and Meghan Magaldi 3727 Shane Point Place Nashville, TN 37211	NEW OWNER	172-16-0A-020.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Justin Gerald Magaldi, unmarried,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Justin Magaldi and Meghan Magaldi, married, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revision to Shane Point of record in Plat at Instrument No. 20101021-0084160, 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 conveyed to Justin Gerald Magaldi, unmarried, by Warranty Deed from Jocelyn Agro and Jake Lovejoy, wife and husband, dated June 26, 2019 and recorded on June 28, 2019 in Instrument No. 20190628-0062910 in the Register's Office for Davidson County, Tennessee.

Being also known as 3727 Shane Point Place, Nashville, TN 37211.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record. 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 8TH day of FEBRUARY, 2021.

Justin Gerald Magaldi

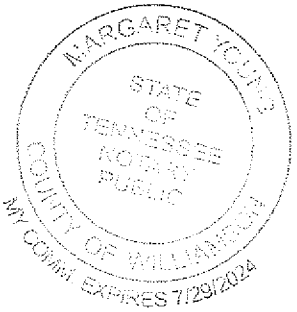
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin Gerald Magaldi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8TH day of FEBRUARY, 2021.

Notary Public
My Commission Expires: 7/29/24



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-18-21.

Affiant Signature

8-18-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-18-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON