Karen Johnson Davidson County
Batch# 704670 DEEDQC
08/25/2021 02:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210825-0114963

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC,
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-974024

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Trevor DelPonte	Trevor DelPonte	142020E30200CO
7487 Highway 70 South, Unit 302	7487 Highway 70 South, Unit 302	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, TREVOR DELPONTE, unmarried, and JOSEPH DELPONTE, married, who is joined by his spouse LESLIE DELPONTE, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto TREVOR DELPONTE, a single person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 7487 Highway 70 South, Unit 302, Nashville, TN 37221, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being Unit 302, Building Three, as shown on Exhibit A-1 of the Supplemental Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20191007-0102592, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Tax ID No.: 142020E30200CO

BEING the same property conveyed to Trevor DelPonte and Joseph DelPonte herein by Deed recorded August 7, 2020 in Instrument No. 20200807-0087903, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 7487 Highway 70 South, Unit 302, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of August, 2021.

Trevor DelPonte
TREVOR DELPONTE

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TREVOR DELPONTE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/~~their name(s), on~~ this 12 day of August, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of August, 2024.

JOSEPH DELPONTE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOSEPH DELPONTE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and ~~has executed the~~ foregoing instrument for the purpose therein contained, by signing ~~his/her~~/their name(s), on this 12 day of August, 2024.

Notary Public
My Commission expires: 09/02/24

LESLIE DELPONTE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LESLIE DELPONTE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and ~~has executed the~~ foregoing instrument for the purpose therein contained, by signing ~~his/her~~/their name(s), on this 12 day of August, 2024.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Trevor Del Ponte

TREVOR DELPONTE

Subscribed and sworn to before me this 12 day of August, 2021

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 12th August 2021 (date of document).

Affiant Signature

08/24/2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

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

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499