Karen Johnson Davidson County
Batch# 726169 DEEDQC
09/29/2021 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210929-0130776

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QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PASQUALE V. LONGHI JULIE LONGHI	PASQUALE V. LONGHI JULIE LONGHI	083-05-0-291-00
1203 STRATTON AVENUE NASHVILLE, TN 37206	1203 STRATTON AVENUE NASHVILLE, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PASQUALE V. LONGHI AND JULIE CRUMP, HUSBAND AND WIFE, WHO BOTH ACQURIED TITLE AS UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **PASQUALE V. LONGHI AND JULIE LONGHI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO 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. 3, Block A on the Plan of F.O. Beasley's Addition to East Nashville of record in Plat Book 57, Page 85, 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 PASQUALE V. LONGHI, UNMARRIED AND JULIE CRUMP, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, in a Deed from ALEXANDER USETED AND WIFE, ADRIENNE D. USETED, Dated 4/29/2019 and Recorded 5/01/2019, in Instrument No. 20190501-0040598.

Property known as, 1203 STRATTON AVENUE, NASHVILLE, TN 37206

Wherever 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 21st day of September, 2021.

Pasquale V. Longhi
PASQUALE V. LONGHI

Julie Longhi
JULIE LONGHI FKA Julie Crump

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, I. Scruggs, Notary Public of the state and county mentioned, personally appeared **PASQUALE V. LONGHI** and **JULIE LONGHI fka Julie Crump**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Printed Name: I. Scruggs
My Commission Expires: _____

My Commission Expires Nov. 6, 2024

VALUATION AFFIDAVIT

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

Pasquale V. Longhi
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 21st day of September, 2021.

Notary Public
My commission expires:

My Commission Expires Nov. 6, 2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202109290130776

<BillNo> <Sponsor>

HOUSE BILL 633

By Wright

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-24-101(d)(3), is amended by deleting the subdivision and substituting instead the following:

(3) An electronic document must be certified by either a licensed attorney or the custodian of the original version of the electronic document and the signature of that person must be acknowledged by a notary public. The certification must be transmitted with the electronic document and recorded by the county register as a part of the document being registered. The certification of an electronic document must be in the following form and the text of the certification must be in no less than ten (10) point font:

I, Karla Haizlip, 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 **09/21/2021** (date of document).

Affiant Signature

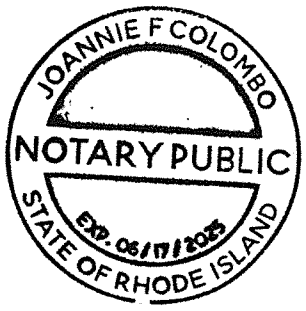
Date 09/28/2021

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 28th day of Sept., 2021.

Notary's Signature



MY COMMISSION EXPIRES: 06/17/2025

Notary's Seal (if on paper)

SECTION 2. Tennessee Code Annotated, Section 66-24-101(d)(4), is amended by deleting the language "July 1, 2007" and substituting "July 1, 2021".

SECTION 3. This act takes effect July 1, 2021, the public welfare requiring it.