Karen Johnson Davidson County
Batch# 741433 DEEDQC
10/22/2021 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211022-0141909

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 19 day of October, 2021.

Notary Public

My commission expires: _____

KATRINA WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
MY COMM. EXPIRES SEPTEMBER 13, 2022

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Veltri **Suzanne Marie Veltri**	**John Veltri** **Suzanne Marie Veltri**	**105140C60400CO**
2310 Elliott Avenue #604	**3003 Nicole Rd.**	
Nashville, TN 37204	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **John Veltri,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **John Veltri and wife, Suzanne Marie Veltri** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Being a certain Condominium Apartment in in Davidson County, Tennessee, being Unit 604 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.*, as amended, Tennessee Code Annotated, and as established by a Master Deed from The Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set for in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to John Veltri by Warranty Deed from Chris M. Sobey and Jenna Helmer dated June 6, 2014, of record in Instrument No. 20140611-0050665, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 304 Oak Highland Ct., Antioch, TN 37013

WITNESS my/our hands this 19 day of October, 2021.

John Veltri

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Veltri, 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 seal at office on this, the 19 day of October, 2021.

My commission expires: _____

NOTARY PUBLIC

KATRINA WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
MY COMM. EXPIRES SEPTEMBER 13, 2022

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/19/2021 (date of document).

Jennifer Russell
Affiant Signature

10/20/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of October 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

