QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James V. Cristaldi and Rachel C. Cristaldi	**Same**	**142-14-0-C-005.00**
(NAME)	(NAME)	
711 McPherson Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 749066 **DEEDQC**
11/03/2021 03:03:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211103-0147386

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LORENZO CRISTALDI AND JAMES CRISTALDI ("GRANTORS")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

JAMES V. CRISTALDI AND RACHEL C. CRISTALDI, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2B ON THE PLAN OF MCPHERSON PLACE TOWNHOMES, AS SHOWN ON THE COLLECTIVE EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MCPHERSON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20060601-0064701.

BEING THE SAME PROPERTY CONVEYED TO VINCENT CRISTALDI AND JAMES CRISTALDI BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, OF RECORD IN INSTRUMENT NO. 20101005-0079706, ~~REIGSTER'S~~ REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING INCLUSIVE OF THE PORTION OF THE SAME PROPERTY CONVEYED BY VINCENT CRISTALDI BY QUITCLAIM DEED TO VINCENT CRISTALDI AND LISA GILLIS AS TRUSTEES OF THE CRISTALDI FAMILY TRUST, OF RECORD IN INSTRUMENT NO. 20120307-0019928, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING INCLUSIVE OF THE PORTION OF THE SAME PROPERTY CONVEYED BY VINCENT CRISTALDI, TRUSTEE OF THE CRISTALDI FAMILY TRUST BY QUITCLAIM DEED TO LORENZO CRISTALDI, OF RECORD IN INSTRUMENT NO. 20161014-0108926, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RACHEL C. CRISTALDI HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYANING ANY INTEREST, MARITAL OR OTHERWISE, SO AS TO ULTIMATELY CREATE A TENANCY BY THE ENTIRETY BETWEEN JAMES V. CRISTALDI AND RACHEL C. CRISTALDI HEREIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **711 McPherson Drive, Nashville, Tennessee 37221.**

Witness our hands this the 29 day of October, 2021.

LORENZO CRISTALDI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LORENZO CRISTALDI** the within named bargainor, 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 official seal, this the 29 day of October, 2021.

Notary Public

My Commission Expires:

Witness our hands this the 26 day of October, 2021.

JAMES CRISTALDI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES CRISTALDI,** the within named bargainor, 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 official seal, this the 26 day of October, 2021.

Notary Public

My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Witness our hands this the 26 day of October, 2021.

RACHEL C. CRISTALDI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 26 day of October, 2021.

Notary Public

My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY