THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow
580 Franklin Road, Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 752287 DEEDQC
11/10/2021 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0149884

Address New Owner(s)
Leonard R. Drapeau and Patti Drapeau
2403B Branch Street, Nashville TN 37216
Nashville, TN 37216

Send Tax Bills To:
Leonard R. Drapeau and Patti Drapeau
2403B Branch Street, Nashville TN 37216
Nashville, TN 37216

Map & Parcel Nos.:
072-11-0K-001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Stephen D'Amato and Kasey D'Amato** ("Grantor") does hereby quitclaim and convey unto **Leonard R. Drapeau and wife, Patti Drapeau** ("Grantees"), their heirs and assigns, all of their Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit A as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 2403 Branch Street, a Horizontal Property Regime with Private Elements, of record in Instrument #20140707-0059703, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leonard R. Drapeau and Patti Drapeau, husband and wife, and Stephen D'Amato and Kasey D'Amato, husband and wife, from Carol L. Bowers, unmarried, by Warranty Deed dated July 13, 2015 and recorded July 23, 2015 in Instrument #20150723-0072554, said Register's Office.

The address of the herein described property is believed to be 2403B Branch Street, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property known as **2403B Branch Street, Nashville, Tennessee 37216**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **12th day of March, 2021**

Stephen D'Amato

Kasey D'Amato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration is **$0**.

AFFIANT

Subscribed and sworn to before me, this **12th day of March, 2021**.

NOTARY PUBLIC

My Commission Expires:
4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Stephen D'Amato and Kasey D'Amato**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this **12th day of March, 2021**.

NOTARY PUBLIC

My Commission Expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/12/2021 (date of document).

Jennifer L. Pennell

11/4/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of November, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

