Karen Johnson Davidson County
Batch# 760699 DEEDQC
11/24/2021 02:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211124-0156334

File Number: ORG-251872

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Craig Ciali and Jennifer Ciali, husband and wife, 4828 MEDALIST CIR, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 085040A20600

QUITCLAIM DEED

Exempt: 67-4-409(a)(4): quitclaim for no consideration

Craig Ciali and **Jennifer Ciali who erroneously acquired title as Jenny Ciali**, husband and wife, hereinafter grantors, whose tax-mailing address is **4828 MEDALIST CIR, Hermitage, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Craig Ciali and Jennifer Ciali, husband and wife**, hereinafter grantee, whose tax mailing address is **4828 MEDALIST CIR, Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the Davidson County, Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 206 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D. Planned Unit Development, of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. APN: 085040A20600 Being the same premises conveyed from Ron Tarafa and from Michelle Tarafa to Craig Ciali and Jenny Ciali in a deed dated 03/15/2019 and recorded date 03/15/2019 in Instrument Number 20190315-0024092 of the

official records.
Property Address is: 4828 MEDALIST CIR, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190315-0024092 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085040A20600

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

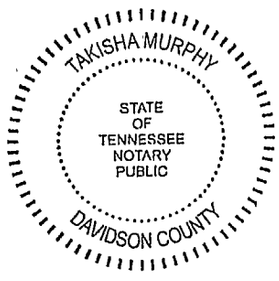
Executed by the undersigned on Nov. 10th, 2021:

Craig Ciali

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 10, 2021 by **Craig Ciali** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Takisha Murphy
Notary Public



My Commission Expires
May 9, 2023

Executed by the undersigned on Nov 10th, 2021:

Jennifer Ciali

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 10th, 2021 by **Jennifer Ciali** who is personally known to me or has produced DRIVERS License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Takisha Murphy
Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 9, 2023

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of November, 20 21.

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Eric Cali
Print Name

Takisha Murphy
Notary Public

My commission expires:
My Commission Expires
May 9, 2023

Takisha Murphy
Print Name

CTIC# $0

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 11-10-2021 (date of document).

Affiant Signature

11-10-2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10 day of NOVEMBER, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954