Karen Johnson Davidson County
Batch# 764286 DEEDQC
12/01/2021 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211201-0158611

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Darah Fogarty and Anthony J. Mazzolini	DARAH FOGARTY AND ANTHONY MAZZOLINI	162-13-0-133-00
436 Cedarview Drive	436 CEDARVIEW DRIVE	
Nashville, TN 37211	NASHVILLE TN 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DARAH FOGARTY and ANTHONY J. MAZZOLINI, now a married couple, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DARAH FOGARTY and ANTHONY J. MAZZOLINI, a married couple, hereinafter referred to as "Grantee", whose mailing address is: 436 Cedarview Drive, Nashville, TN 37211, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF SECTION ONE, DREAMLAND ESTATES SOUTHEAST OF RECORD IN PLAT BOOK 5200, PAGE (S) 646 AND 647, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Tax ID No.: 162-13-0-133-00

BEING the same property conveyed to Darah Fogarty and Anthony J. Mazzolini, unmarried herein by Warranty Deed recorded 05/13/2019 in Instrument No. 20190513-0044531, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 436 Cedarview Drive, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of February, 2021.

DARAH FOGARTY

ANTHONY J. MAZZOLINI

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DARAH FOGARTY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 5th day of February, 2021.

Notary Public
My Commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANTHONY J. MAZZOLINI, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 5th day of February, 2021.

Notary Public
My Commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

DARAH FOGARTY

ANTHONY J. MAZZOLINI

Subscribed and sworn to before me this 5th day of February, 2021.

Notary Public
My Commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Tennessee Certification of Electronic Document

I, RANDI JONES, 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 FEBRUARY 5 2021 (date of document).

Randi Jones
Affiant Signature

11/18/2021
Date

State of PA

County of Washington

Sworn to and subscribed before me this 18 day of NOVEMBER, ~~2021~~.

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232640
Member, Pennsylvania Association of Notaries