Karen Johnson Davidson County
Batch# 764341 DEEDQC
12/01/2021 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0158690

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Micaela Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

File #21-0709-CF

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Micaela Brown	**Same as New Owner**	
(NAME)	(NAME)	
709 Goodpasture Terrace		**156-02-0-074.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ZECCHINI AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICAELA BROWN, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Section 3, Harpeth Valley Park of record in Plat Book 4175, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Micaela Brown and Spouse, Mark Zecchini by Warranty deed from Lisa S. Cushing, married of record in Instrument No. 20050701-0076026 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 01, 2005 and Affidavit of Scrivener's Error recorded on June 05, 2008 in Instrument No. 20080605-0058082.

Being the same property conveyed to Mark Zecchini and Micaela Brown, husband and wife by Quitclaim deed from Micaela Brown and spouse, Mark Zecchini of record in Instrument No. 20130110-0003234 Register's Office for Davidson County, Tennessee, dated January 04, 2013 and recorded on January 10, 2013.

The said Mark Zecchini and Micaela Brown having since divorced per Final Decree of Divorce of record in Case No. 21D939, in the Fourth Circuit Court for Davidson County, Tennessee. By his signature, the Grantor herein does certify full satisfaction of all obligations under said Final Decree of Divorce as to the herein referenced property.

This is ____ **unimproved** __X___ **improved** property known as: 709 Goodpasture Terrace, Nashville, TN 37221.

Witness my hand this the 19th day of Nov, 2021.

Mark Zecchini

Mark Zecchini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared Mark Zecchini, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of November, 2021.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Micaela Brown
709 Goodpasture Terrace
Nashville, TN 37221

True Copy Certification

I, **Megan Paulus,** 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 this the 19th day of November, 2021.

Affiant Signature
Date 11/19/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

