Karen Johnson Davidson County
Batch# 782686 DEEDQC
01/03/2022 10:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220103-0000238

Return to:

SOLIDIFI TITLE
88 SILVA LANE
MIDDLETOWN RI 02842
FILE NO. PEN-R-61118

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
RYAN A. MERCURIO AND HAYLEY M. SMITH	RYAN A. MERCURIO AND HAYLEY M. SMITH	071-11-0-257.00
1427 STAINBACK AVENUE NASHVILLE, TN 37207	1427 STAINBACK AVENUE NASHVILLE, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RYAN A. MERCURIO, UNMARRIED MAN, AND RAFAEL F. MERCURIO AND DINA T. MERCURIO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **RYAN A. MERCURIO AND HAYLEY M. SMITH HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A 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. 4 ON THE PLAN OF HIGHLAND HILLS SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 1130, PAGE 40, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO RYAN A. MERCURIO, UNMARRIED MAN, AND RAFAEL F. MERCURIO AND DINA T. MERCURIO, HUSBAND AND WIFE, FROM OPAL E. SCRUGGS, UNMARRIED, IN A DEED DATED APRIL 19, 2017, AND RECORDED APRIL 24, 2017, AS INSTRUMENT NO. 20170424-0039717.

Property known as, 1427 STAINBACK AVENUE, NASHVILLE, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of November, 2021

RAFAEL F. MERCURIO

DINA T. MERCURIO

STATE OF ~~CALIFORNIA~~ CALIFORNIA

COUNTY OF SAN MATEO

Before me, SHOHRE VOSSOUGHI NOTARY PUBLIC of the state and county mentioned, personally appeared **RAFAEL F. MERCURIO, and DINA T. MERCURIO**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

11-8-2021

Notary Public

Printed Name: SHOHRE VOSSOUGHI

My Commission Expires: 8-28-22

NRO1 SHOHRE VOSSOUGHI COMM. #2252019 Notary Public - California San Mateo County My Comm. Expires Aug. 28, 2022 NRO1

Witness my hand this 18 day of November, 20__.

RYAN A. MERCURIO

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, I. Scruggs, Notary Public of the state and county mentioned, personally appeared **RYAN A. MERCURIO**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

I. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
Printed Name: I. Scruggs
My Commission Expires: My Commission Expires Nov. 6, 2024

VALUATION AFFIDAVIT

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

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 18th day of November, 2021.

Notary Public
My commission expires:
My Commission Expires Nov. 6, 2024

I. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Hunter Williams, 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 November 18, 2021 (date of document).

Affiant Signature

12/15/2021
Date

State of Arizona

County of Maricopa

DENISE MICHELLE MOORE
Notary Public - Arizona
Maricopa County
My Comm. Expires May 25, 2022

Sworn to and subscribed before me this 15th day of December, 2021.

Denise Michelle Moore
Notary's Signature

MY COMMISSION EXPIRES: 5-25-2022

NOTARY'S SEAL

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Affiant

Subscribed and sworn before me, this 23rd day of December, 2021.

Denise Michelle Moore
Notary

DENISE MICHELLE MOORE
Notary Public - Arizona
Maricopa County
My Comm. Expires May 25, 2022