Karen Johnson Davidson County
Batch# 783669 DEEDQC
01/04/2022 10:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220104-0001094

Commitment Number: 29275448
Seller's Loan Number: 4006247631

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
KRISTIAN DAMBRINO, 2310 Sharondale Dr, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117-02-0-029-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

KRISTIAN DAMBRINO a/k/a KRISTIAN D. DAMBRINO, single, and ROBERT DAMBRINO, III a/k/a ROBERT J. DAMBRINO, III, single, whose mailing address is **2310 Sharondale Dr, Nashville, TN 37215**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **KRISTIAN DAMBRINO, single**, hereinafter grantee, whose tax mailing address is **2310 Sharondale Dr, Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2310 Sharondale Dr, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

20150709-0066758 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117-02-0-029-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 December 17, 2021:

KRISTIAN DAMBRINO a/k/a KRISTIAN D. DAMBRINO

ROBERT DAMBRINO, III a/k/a ROBERT J. DAMBRINO, III

STATE OF Mississippi
COUNTY OF Grenada

The foregoing instrument was acknowledged before me on October 12, 2021 by **KRISTIAN DAMBRINO a/k/a KRISTIAN D. DAMBRINO** and **ROBERT DAMBRINO, III a/k/a ROBERT J. DAMBRINO, III,** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

STATE OF MISSISSIPPI
KATHY CAROLLO
NOTARY PUBLIC
ID No. 111322
Commission Expires
February 11, 2023
GRENADA COUNTY

Notary Public

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 is $0.00.

Subscribed and sworn to before me

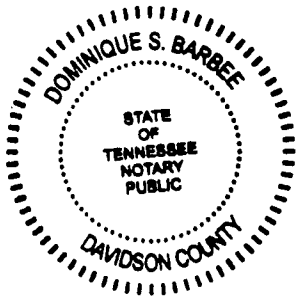
This 17 day of December, 2021.

Affiant

Kristian Dambrino

Print Name

(Seal)



Dominique Barbee

Notary Public

My commission expires:

1-6-2025

Dominique Barbee

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1-A ON THE ZONE LOT DIVISION OF LOTS 1 AND 2, OF THE RESUBDIVISION OF LOT NO. 14, SHARONDALE, OF RECORD IN PLAT BOOK 6900, PAGE 30, WHICH AMENDS PLAT OF RESBUBDIVISION OF LOT NO. 14, SHARONDALE, OF RECORD IN PLAT BOOK 6050, PAGE 238 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT, AND AMENDMENT TO PLAT, REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KRISTIAN D. DAMBRINO AND ROBERT J. DAMBRINO, ILL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM ANGELA M. WALKER, DATED 06/26/2015, RECORDED 07/06/2015, DEED INSTRUMENT # 20150055588, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 117-02-0-029-00

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 12-17-2021 (date of document).

Luke Bingham
Affiant Signature

12-28-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries