THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 787988 DEEDQC
01/12/2022 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0003976

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ashley R. Reale 4005 Moss Rose Drive Nashville, TN 37167	Cross Country Mortgage 6850 Miller Road Brecksville, OH 44141	073-01-0-247.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrew J. Reale and Ashley R. Reale, Husband and Wife** by these presents do hereby quitclaim and convey unto **Ashley R. Reale** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land near Nashville in Davidson County, Tennessee, Being the northwesterly one-half of lot no 10, and the southeasterly 25 feet of Lot No. 9 on the map of Moss Rose Heights Subdivision, Section II, extended as of record in Book 1424, Page 109, Register's Office for said county. Said Parts of said lots adjoin and front together 75 feet on the southwesterly side of Moss Rose drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Andrew J. Reale and Ashley R. Reale, husband and wife, by deed dated July 31, 2014, and recorded August 1, 2014, from Anne C. Mabry, an unmarried woman, of record in Instrument Number 20140801-0069309, Register's Office for Davidson County, Tennessee.

Property Address: 4005 Moss Rose Drive Nashville, TN 37216

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23 day of November, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19 day of NOVEMBER, 2021.

Andrew J. Reale

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Andrew J. Reale,** with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19 day of NOVEMBER, 2021.

Notary Public

My Commission Expires:

BRITNEY WEISSECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/05/2022 ____ (date of document).

Affiant Signature

01/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025