Karen Johnson Davidson County
Batch# 790153 DEEDQC
01/13/2022 03:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220113-0005488

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Francesco Criscuolo and Yvonne Christina Criscuolo 625 James Avenue Unit B Nashville, TN 37209

Order Number: 1101644-S-TN-RR-EA

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Francesco Criscuolo, married to Yvonne Christina Criscuolo,** for One Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Francesco Criscuolo and Yvonne Christina Criscuolo, Husband and Wife,** as tenants by the entirety with right of survivorship, whose address is 625 James Avenue, Unit B, Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 625 James Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 625 James Avenue, a Horizontal Property Regime, of record in Instrument Number 20180828-0085042, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 090 08 4C 002.00

Street address of property: 625B James Avenue, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 2019096-0090202 in the Register's Office, Davidson County, Tennessee.

Signed this 28 day of December, 2021.

Signature of Grantors:

Francesco Criscuolo

Francesco Criscuolo

Yvonne Christina Criscuolo

Yvonne Christina Criscuolo

STATE OF Texas, COUNTY OF Collin, SS:

BE IT REMEMBERED That on this 28th day of DECEMBER, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Francesco Criscuolo and Yvonne Christina Criscuolo known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Heidi Harrison
Notary Public

HEIDI HARRISON
NOTARY PUBLIC
ID# 132452665
State of Texas
Comm. Exp. 04-27-2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 090 08 4C 002.00
Street address of property: 625B James Avenue, Nashville, TN 37209

Francesco Cusumano Oath of Consideration

I or we, Yvonne Christina Criscuolo, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $1.00.

Signed this 28 day of December, 2021.

Signatures of Affiant(s):

Francesco Cusumano Yvonne Christina Criscuolo

STATE OF TEXAS COUNTY OF COLLIN

Sworn and subscribed before me this 28th day of DECEMBER 2021.

Heidi Harrison
Notary Public

HEIDI HARRISON
NOTARY PUBLIC
ID# 132452665
State of Texas
Comm. Exp. 04-27-2024

Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 625 James Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 625 James Avenue, a Horizontal Property Regime, of record in Instrument Number 20180828-0085042, Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

For information purposes only: Parcel Number 090 08 4C 002.00.

Tennessee Certification of Electronic Document

I, Alejandra Quintero, 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 December 28 ,2021 (date of document).

Affiant Signature

December 28, 2021

State of New York

County of New York

Sworn to and subscribed before me this December 28, 2021

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
Registration Number # 01CA6357557
Qualified in Suffolk County
Commission Expires April 24, 2025