Karen Johnson Davidson County
Batch# 794540 DEEDQC
01/24/2022 11:08:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220124-0008593

NEW OWNER:
Claudia Augustina Lombardo
149 Timber Ridge Drive
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 21-0266

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
136-7-38

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca S. Lombardo, widowed,** does hereby convey her interest in the below property unto **Claudia Augustina Lombardo, unmarried**, her heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 and 58, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor A. Lombardo and wife, Rebecca S. Lombardo, by Warranty Deed from Freddy G. Starnes and wife, Bettie Starnes, dated September 2, 1977 and of record in Book 5193, Page 492, Register's Office for Davidson County, Tennessee. Victor A. Lombardo died on November 29, 2010 leaving Rebecca S. Lombardo as the fee simple owner of the subject property.

This is IMPROVED property known as 149 Timber Ridge Drive, Nashville, TN 37219.

WITNESS SIGNATURE(S) this 14th day of January, 2021.

Rebecca S. Lombardo

Rebecca S. Lombardo

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Rebecca S. Lombardo**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 2021.

Notary Public

My commission expires: 09/23/2025

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 14th day of January, 2021.

Notary Public

My commission expires: 09/23/2025

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY