Karen Johnson Davidson County
Batch# 797263 DEEDQC
01/31/2022 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220131-0010805

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Joseph Scott Deguira 3824 Williamette Drive Nashville, Tennessee 37221

Order Number: C-TN758356

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Joseph S. Deguira, a/k/a Joseph Scott Deguira, an unmarried man,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Joseph Scott Deguira, an unmarried man,** whose address is 3824 Williamette Drive, Nashville, Tennessee 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 22 on the Plan of Riverbridge Community Phase 1A of record at Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

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

County Parcel Number: 141-06-0C-010.00-CO
Street address of property: 3824 Williamette Drive, Nashville, Tennessee 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20171027-0110315 in the Recorder's Office, Davidson County, Tennessee.

Signed this 4TH day of JUNE, 2021.

Signature of Grantor:

AKA

Joseph S. Deguira, a/k/a
Joseph Scott Deguira

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 4TH day of JUNE 4, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Joseph S. Deguira, a/k/a Joseph Scott Deguira, 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 his free and voluntary act and deed.

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

Notary Public

LARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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: 141-06-0C-010.00-CO
Street address of property: 3824 Williamette Drive, Nashville, Tennessee 37221

Oath of Consideration

I or we, JOSEPH SCOTT DEGUIRA, 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 $10.00.

Signed this 4TH day of JUNE, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 4TH day of JUNE, 2021.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Certificate of Authenticity

I, Nichole Vela, 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 9/4/21.

Date

Affiant Signature

11/09/21

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 09 day of November, 2021.

Notary's Signature Randi Meyer

My Commission Expires: June 25, 2024

Date

Notary's Seal (if on paper)

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.