Karen Johnson Davidson County
Batch# 817961 DEEDQC
03/09/2022 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220309-0026745

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280333909

This document prepared by:
JOHN O. WINDSOR, ESQ., Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 09111039500

QUITCLAIM DEED

THIS DEED made and entered into on this 13 day of October, 2021, by and between **JENNIFER KAY GALIOTTO F/K/A JENNIFER KAY BILLINGS and JONATHAN ROSS GALIOTTO, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 4809B Illinois Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **JENNIFER KAY GALIOTTO and JONATHAN ROSS GALIOTTO, WIFE AND HUSBAND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 4809B Illinois Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 714, BLOCK 103, ON THE NO. 1 PLAN OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74-75, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 4809B Illinois Avenue, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Jennifer Kay Billings and Jonathan Ross Galiotto, joint tenants with right of survivorship by Madison E. Lee, a married man on Warranty Deed dated September 30, 2019 recorded October 1, 2019 in Instrument No. 20191001-0099695 in the Official Records of Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennifer Kay Galiotto F/K/A Jennifer Kay Billings

JENNIFER KAY GALIOTTO F/K/A JENNIFER KAY BILLINGS

JONATHAN ROSS GALIOTTO

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JENNIFER KAY GALIOTTO F/K/A JENNIFER KAY BILLINGS and JONATHAN ROSS GALIOTTO, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 13 day of October, 2021.

Ella K Butler
Notary Public
My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jennifer Kay Galiotto F/K/A Jennifer Kay Billings

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 13 day of October, 2021.

Ella K Butler

Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

JENNIFER KAY GALIOTTO and JONATHAN ROSS GALIOTTO
4809B Illinois Avenue
Nashville, TN 37209

Name and address of property owner:

JENNIFER KAY GALIOTTO and JONATHAN ROSS GALIOTTO
4809B Illinois Avenue
Nashville, TN 37209

CERTIFICATE OF AUTHENTICTY

I, Meg Komenda, 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 10/13/2021.

Date

Meg Komenda
Affiant Signature

2-28-22
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 28th day of FEBRUARY, 2022.

Deborah A. Walenchok
Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries