Karen Johnson Davidson County
Batch# 827617 DEEDQC
03/24/2022 10:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220324-0033994

5582

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of March, 2022.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Kaylee Rae Cerminara 1302 61st Avenue North Nashville, TN 37209	Owner	091-02-2-L00-20-0CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **ANTHONY JAY CERMINARA, UNMARRIED** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **KAYLEE RAE CERMINARA, UNMARRIED** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2 of HOMES AT LOUISIANA AND 61ST AVENUE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT LOUISIANA AND 61ST AVENUE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170619-0061398, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT LOUISIANA AND 61ST AVENUE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170619-0061398, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Anthony Jay Cerminara, unmarried and Kaylee Cerminara, unmarried, as tenants in common with right of survivorship by Deed dated August 15, 2018 from White Pines Building Group,

LLC, a Tennessee Limited Liability Company, recorded August 16, 2018, in Instrument Number 201808160081263, in the Official Records of Davidson County, Tennessee

This is improved property known as 1302 61ST Avenue North, Nashville, TN 37209.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 23 day of March, 2022.

ANTHONY JAY CERMINARA, Grantor

STATE OF PENNSYLVANIA)
)
COUNTY OF Allegheny)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named ANTHONY JAY CERMINARA, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2022.

Commission Expires: 12-01-2024

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jacob M. Maggs, Notary Public
Allegheny County
My commission expires December 1, 2024
Commission number 1383655
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 23 day of March, 2022.

3/23/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 23 day of March, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023