Karen Johnson Davidson County
Batch# 838834 DEEDQC
04/13/2022 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220413-0042578

GURBIR GILL
NOTARY PUBLIC #20122247
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 4, 2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2022.

Notary Public

My commission expires: 04 Nov 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Karen Linnae Cappellino	New Owner	083-15-0-096.00
2815 Noonan Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Albert C. Chang,** (hereinafter the "Grantor"), hereby quitclaim and convey to, **Karen Linnae Cappellino** (hereinafter the "Grantee"), her heirs and assigns, any and all right, title and interest that may I have in and to the following real property being further described as follows, to wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 111 on the Plan of Fortland Park, Section I, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 begins at a point in the southerly margin of Noonan Drive, the common corner of Lots 111 and 112, thence southeasterly along the line between said two lots, 187 feet to a point, thence southwesterly 56.1 feet to the point, the common corner of lots 111, 28, 27, and 163, thence northwesterly along the line between Lots Nos. 111 and 28, 94.6 feet to a point, the common corner lots of Lots 111, 28, and 29, thence northerly along the line between Lots Nos. 111 and 29, 115 feet to a point in the southerly margin of Noonan Drive, thence along the margin of said Drive, northwesterly 4.2 feet to a point, and continuing with the margin of said Drive, northeasterly 70.83 feet to the point of beginning.

Being the same property conveyed to Karen Linnae Cappellino, a married woman and Albert C. Chang, a married man by Warranty deed from Horace Dotson Hunt, a married man and Faye Elizabeth Hunt, a married woman of record as Instrument No. 20200414-0038590, Register's Office for Davidson County, Tennessee.

This is improved property known as 2815 Noonan Drive, Nashville, TN 37206

This property is not the primary or marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEROF I have hereunto set my hand this 29 day of March, 2022.

Albert C. Chang

STATE OF Washington

COUNTY OF Snohomish

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Albert C. Chang, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of March, 2022.

Notary Public
My Commission Expires: 04 Nov 2024

22-000577-528

GURBIR GILL
NOTARY PUBLIC #20122247
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 4, 2024

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 March 29, 2022 (date of document).

Affiant Signature

April 6th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 6th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY