Karen Johnson Davidson County
Batch# 845293 DEEDQC
04/26/2022 08:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220426-0047521

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Kalen Chase Musmecci and Elysia Skye Musmecci 905 Free Silver Road Nashville, TN 37207

Order Number: 22-111978-TN-R

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Richard Carl Musmecci and Marian Sue Musmecci, Husband and Wife, and Kalen Chase Musmecci and Elysia Skye Musmecci, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Kalen Chase Musmecci and Elysia Skye Musmecci, Husband and Wife,** with rights of survivorship, whose address is 905 Free Silver Road, Nashville, TN 37207, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the Southerly 50 feet of the Northerly 150 feet of Lot Nos. 1 through 4, inclusive, on the Plan of Haynie's Subdivision of Block 1 and 2 of Block "B" in Haynie's Free Silver Plan of record in Plat Book 161, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots 1 and 4, inclusive, front 50 feet on the Easterly sign of Bryan Street and extend back between parallel lines 10 feet to a dead line

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

County Parcel Numbers: 070 08 0 187.00
Street address of property: 905 Free Silver Road, Nashville, TN 37207

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190107-0001707 in the Register's Office, Davidson County, Tennessee.

Signed this 30 day of Mar, 2022.

Signature of Grantors (1 and 2 of 4):

Richard Carl Musmecci

Marian Sue Musmecci

Marian Sue Musmecci

STATE OF TN, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 30 day of Mar, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Richard Carl Musmecci and Marian Sue Musmecci, 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 their free and voluntary act and deed.

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

Notary Public EXP: 2/8/23

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Signed this 30 day of Mar, 2022.

Signature of Grantors (3 and 4 of 4):

Kalen Chase Musmecci

Elysia Skye Musmecci

STATE OF TN, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 30 day of Mar, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kalen Chase Musmecci and Elysia Skye Musmecci 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 their free and voluntary act and deed.

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

Notary Public Exp: 2/8/23

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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: 070 08 0 187.00
Street address of property: 905 Free Silver Road, Nashville, TN 37207

Oath of Consideration

I or we, Elysia Skye Musmeci, 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 $ 0.

Signed this 30 day of Mar, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 30 day of Mar, 2022.

Notary Public Exp: 2/8/23

K. D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, **Tracy Hayes**, do here by 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 3/30/2022 (date of document).

Tracy Hayes
Affiant Signature

3/31/2022
Date

State of : **FLORIDA**

County of : **PINELLAS**

Sworn to and subscribed before me this 31st day of March, 2022.

JO ANN D. STEWART
Commission # HH 189756
Expires January 21, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Notary's Signature

Jo Ann D. Stewart

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL