Karen Johnson Davidson County
Batch# 858461 DEEDQC
05/19/2022 09:25:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220519-0057908

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Christopher Zumpano & Emma Zumpano 404 WF Rust Ct Nashville, TN 37221	New Owner	128-10-A-063.00 128-10-A-064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Christopher Zumpano and Emma Puckett, now known as Emma Zumpano,** by these presents does hereby quitclaim and convey unto, **Christopher Zumpano and wife, Emma Zumpano**, their heirs and assigns, all their right, title and interest in and to the following described tracts of land:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 49, as shown on the map entitled the Plan of Section Two, Pine Forest, of record in Plat Book 11700, pages 3, 4, 5 & 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Christopher Zumpano and Emma Puckett, as tenants in common with right of survivorship by deed from Barry N. Ward and spouse, Patricia B. Ward, of record in Instrument No. 20201120-0137048, dated November 11, 2020, said Register's Office.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 48, as shown on the map entitled the Plan of Section Two, Pine Forest, of record in Plat Book 11700, pages 3, 4, 5 & 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Christopher Zumpano and Emma Puckett, as tenants in common, by deed from Barry N. Ward and spouse, Patricia B. Ward, of record in Instrument No. 20201120-0137048, dated November 11, 2020, said Register's Office.

Further being the same property conveyed to Christopher Zumpano and wife, Emma Zumpano, by quitclaim deed from Brad Dickens, of record in Instrument no. 20220224-0021459, dated February 23, 2022, said Register's Office.

This is Improved property, known as 404 WF Rust Ct, Nashville, TN 37221 and Unimproved property, known as 408 WF Rust Ct, Nashville, TN 37221.

Christopher Zumpano and Emma Zumpano having since married, and the purpose of this conveyance is to vest fee simple title in Christopher Zumpano and wife, Emma Zumpano.

[Signature commence on following page]

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Christopher Zumpano

Emma Zumpano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of April, 2022 before me personally appeared **Christopher Zumpano and Emma Zumpano,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 30 day of April, 2022.

Notary Public

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11/22/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 30th day of April, 2022.

Notary Public

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 11/22/25