Karen Johnson Davidson County
Batch# 863209 DEEDQC
05/26/2022 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220526-0061499

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Felix Sapienza and Nora J. Sapienza, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer all of their interest and convey unto, **Felix Sapienza and Nora J. Sapienza, husband and wife, and Shanon Joann Sapienza, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 74 and 75 on the Plan of Final Plat, Section Four, Pine Ridge of record in Plat Book 9700, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being conveyed to Felix Sapienza and Nora J. Sapienza, husband and wife, by Deed from Katherine Godley, an unmarried woman, dated September 16, 2020, recorded September 29, 2020, and appearing of record in Instrument No. 20200929-0112048, Register's Office for Davidson County, Tennessee.

Property Address: 605 Merrylodge Ct Nashville, TN 37207.

IN WITNESS WHEREOF, We have hereunto set out hands on this 13 day of May, 2022.

Felix Sapienza

Nora J. Sapienza

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Felix Sapienza and Nora J. Sapienza, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 13th day of May, 2022.

Notary Public

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

My Commission Expires: _____

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Felix and Nora Sapienza 605 Merrylodge Ct Nashville, TN 37207	Same	Davidson County: 060-11-0A-047.00-CO

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 13th day of May, 2022.

Notary Public

My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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 5/13/2022.

Date

Affiant Signature

5/24/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of May, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025