QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 873687 DEEDQC
06/17/2022 11:44:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220617-0069647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CRYSTAL SANTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 1, 2023

THIS INSTRUMENT WAS PREPARED BY
WIDRIG LAW, PLLC
101 Westpark Drive, Suite 260
Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Ann Bisio	**Jennifer Ann Bisio**	
(NAME) **1416 Calloway Ct.**	(NAME) **1416 Calloway Ct.**	**MAP: 155 08 0C**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	**Parcel: 114.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND PURSUANT TO A DULY EXECUTED MARITAL DISSOLUTION AGREEMENT AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRAD BISIO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JENNIFER ANN BISIO**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 114 on the Plat of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Pages 339-347, as amended in Book 7900, Pages 888-889, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under the Pooling and Services agreement dated December 1, 2005 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated May 18, 2009 and recorded June 24, 2009 of record in Instrument No. 20090624-0058650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer A. Bisio and Gerald B. Bisio, Wife and Husband, from Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under the Pooling and Services agreement dated December 1, 2005 by Special Warranty Deed, dated August 21, 2009 and recorded September 17, 2009 of record in Instrument No. 20090917-0086565, Register's Office for Davidson County, Tennessee.

Being improved property known as 1416 Calloway Ct., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applied to all genders.

It is expressly agreed by the parties hereto that all taxes for the year 2022 shall be paid by the GRANTEE.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

Witness our hands this the 11 day of June, 2022.

BRAD BISIO

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD BISIO, the within named bargainor, with whom I am personally acquainted (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 the 11 day of June, 2022.

Notary Public

My Commission Expires: 03/03/2026

JUAN DAVID ALDANA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness our hands this the 11 day of June, 2022.

JENNIFER ANN BISIO

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER ANN BISIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of June, 2022.

Notary Public

My Commission Expires: 03/03/2026

JUAN DAVID ALDANA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON