Karen Johnson Davidson County
Batch# 885086 DEEDQC
07/06/2022 01:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220706-0077975

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		Marcella Speranza and Carmine Speranza 404 33rd Ave. N Nashville, TN 37209-3805

Order Number: 103-2213253-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Marcella Speranza, a/k/a Marcy Speranza and Carmine Speranza, a married couple,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Marcella Speranza and Carmine Speranza, a married couple,** as joint tenants, whose address is 404 33rd Ave. N, Nashville, TN 37209-3805, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. A of The Plan of 406 33rd Avenue Townhouse Association, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of same, of record in Instrument No. 20160114-0003848, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

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 matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160114-0003848, Register's Office for Davidson County, Tennessee.

Subject to all other 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: 092 09 0Z 001.00
Street address of property: 404 33rd Ave. N, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170502-0043260 in the Register's Office, Davidson County, Tennessee.

Signed this 11 day of June, 2022.

Signature of Grantors:

Marcella Speranza aka Marcy Speranza

Marcella Speranza, a/k/a
Marcy Speranza

Camine Speranza
Carmine

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 11 day of June, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Marcella Speranza, a/k/a Marcy Speranza and Camine Speranza aka Carmine 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

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

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: 092 09 0Z 001.00
Street address of property: 404 33rd Ave. N, Nashville, TN 37209

Oath of Consideration

I or we, Marcella Speranza and Carmine Speranza 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 $ 10.00 .

Signed this 11 day of June, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 11 day of June, 2022.

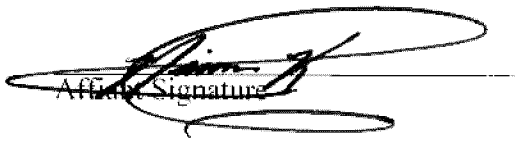
Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

FITCO
103-2213253-TN

Tennessee Certification of Electronic Document

I, **Naim Khalighi**, 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 June 11, 2022.



Affiant Signature

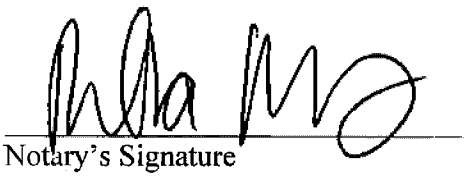
June 17, 2022
Date

STATE OF **COLORADO**

COUNTY OF **DENVER**

Sworn to and subscribed before me this June 17, 2022,

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023



Notary's Signature

MY COMMISSION EXPIRES: **March 07, 2023**