THIS INSTRUMENT PREPARED BY AND RETURN FILED COPY TO:
Paul W. Moser, Attorney
5505 Edmondson Pike, Ste. 11
Nashville, Tennessee 37211
(615) 662-3697

Karen Johnson Davidson County
Batch# 887198 DEEDQC
07/11/2022 02:48:39 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220711-0079584

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Simone Maggadino
Affiant

Subscribed and sworn to before me, this 14 day of June 2022, at Nashville, Tennessee.

Leah Jones
Notary Public

My commission expires: 1-1-25

LEAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS NEW OWNER:
SIMONE & BONNIE MAGGADINO
209 BREVARD COURT
NASHVILLE, TN 37211

SEND TAX BILLS TO:
SIMONE & BONNIE MAGGADINO
209 BREVARD COURT
NASHVILLE, TN 37211

MAP/PARCEL:

PARCEL: 9.00

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, SIMONE MAGGADINO, a married man, CATERINA OLIVERI, a widow, MARIANNA OLIVERI, ROSA OLIVERI and LORA ANNA OLIVERI, of Davidson County, Tennessee, (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim and convey unto SIMONE MAGGADINO AND BONNIE JOYCE MAGGADINO, a married couple, (hereinafter referred to as "Grantees"), their heirs, executors, administrators and assigns, all rights and interests that they might have in the following parcel of real property, to wit:

LAND in Davidson County, Tennessee, Being Lot No. 17 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70.00 feet on the westerly margin of Brevard Court and extends back 140.20 feet on the northerly line and 146.60 feet on the southerly line to a broken line in the rear, measuring 75.00 feet thereon.

BEING all of the property conveyed to SALVATORE OLIVERI, deceased November 18, 2016 and SIMONE MAGGADINO by Warranty Deed from SALVATORE OLIVERI AND WIFE, CATERINA OLIVERI of record in Book 9830, page 164 Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED PREPARED FROM PREVIOUS DEED OF RECORD.

IN WITNESS WHEREOF the said Grantor has hereunto set their hands this the 14 day of June, 2022.

SIMONE MAGGADINO

CATERINA OLIVERI

MARIANNA OLIVERI

ROSA OLIVERI

LORA ANNA OLIVERI

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, SIMONE MAGGADINO with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of June, 2022.

Notary Public
My Commission Expires: 7-7-25

LEAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, CATERINA OLIVERI with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LaVergne, City Hall, this 27 day of June, 2022.

Notary Public
My Commission Expires: 02/24/2026

TOYIA R BERNALES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, MARRIANNA OLIVERI with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LaVergne City Hall, this 27 day of June, 2022.

Notary Public
My Commission Expires: 02/24/2021

TOYIA R BERNALES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, ROSA OLIVERI with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LaVergne City Hall, this 27 day of June, 2022.

Notary Public
My Commission Expires: 02/24/2021

TOYIA R BERNALES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, LORA ANNA OLIVERI with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lavergne City Hall, this 27 day of June, 2022.

Notary Public
My Commission Expires: 02/24/26

TOYIA R BERNALES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY