1 Johnson Davidson County
Batch# 889525 DEEDQC
07/15/2022 12:10:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220715-0081500

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E).

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel Ciserella 410B Scott Avenue Nashville, TN 37206	New Owner	Map and Parcel No.: 083-02-0N-002.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement and Order executed in that certain case styled ***Daniel Ciserella v. Paige Zielinski, Docket No. 22D641*** **Fourth Circuit Court of Davidson County, Tennessee. Paige Zielinski, unmarried** (hereinafter collectively referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Daniel Ciserella, unmarried,** his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Unit B as shown on Exhibit C in the Declaration of Covenants, Conditions and Restrictions establishing Homes at 410 Scott, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20151208-0123476; Instrument No. 20151229-0130434 and Instrument No. 20160913-0096057, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a mort particular description thereof.

Being the same property conveyed to Daniel Ciserella and Paige Zielinski, husband and wife by Warranty Deed from Daniel J. Dugan, Jr. and Kathryn Dugan, husband and wife, dated February 12, 2021 and recorded on March 3, 2021 in Instrument No. 20210302-0026548, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **410B Scott Avenue, Nashville, TN 37206.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2022.

Paige Zielinski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paige Zielinski**, 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, at Office, this 14 day of July, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024