Karen Johnson Davidson County
Batch# 908522 DEEDQC
08/26/2022 09:48:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220826-0096396

Prepared by and return to:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, Tennessee 38119

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Marissa Manzo**, "Grantor", for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby bargain, sell, remise, release, quitclaim and convey unto **Brendan Eskin,** "Grantee", all their right, title and interest in and to that certain real estate located in the County of Davidson, State of Tennessee, which is more particularly described as follows, to-wit:

Lot 45, Phase 1A, Parkview Preserve, as shown at Instrument No. 20190415-0034123 in the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors herein by deed of record under Instrument Number 20211214-0165266 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have executed this instrument as of and effective this the 12 day of July, 2022.

Marissa Manzo

STATE OF New Jersey)
COUNTY OF Gloucester)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marissa Manzo**, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this the 12 day of July, 2022.

Diane L. Malloy
Notary Public

My Commission Expires: _____

DIANE L. MALLOY
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires Jan. 31, 2023

STATE OF TN)
COUNTY OF Shelby)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

SWORN TO AND SUBSCRIBED before me this the 11th day of August, 2022.

Notary Public

My Commission Expires: AUG 17 2025

KRISTINE L. TIONGCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Property address:
250 South Downs Circle
Goodlettsville, TN 37072

Parcel No.: 025-08-0A-045.00

Property owner and mail tax bills to:
Brendan Eskin
250 South Downs Circle
Goodlettsville, TN 37072

Certificate of Authenticity

I, Devin M. Jones, 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 July 12, 2022.

Devin M. Jones
Affiant Signature

July 12, 2022.
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 12th day of July, 2022.

Kristine L. Tiongco
Notary's Signature

KRISTINE L. TIONGCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires: August 17, 2025

Notary's Seal (if on paper)