QUITCLAIM DEED

STATE OF Washington, COUNTY OF Pierce

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00

Affiant

Subscribed and sworn to me on 1 Sep 2022.

NOTARY PUBLIC

My Commission Expires: 23 Nov 2025

JOINT BASE LEWIS-McCHORD WASHINGTON JUDGE ADVOCATE U.S.ARMY GENERAL CORPS PURSUANT TO TITLE 10 SECTION 1044A USC

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 916396 DEEDQC
09/14/2022 08:42:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220914-0102388

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Franzese 1408A Monetta Avenue Nashville, TN 37216	Same as new owner	072 11 3A 001.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that SAMONE FRANZESE hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto RICHARD FRANZESE, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151228-0129943, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151228-0129943, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Jamie Lynn Koshmider has since married, her spouse, Amarildo Mataj joins in to convey any marital interest he may have.

Being the same property conveyed to Samone Franzese and Richard Franzese, by Warranty Deed from Brad Alvin Henke and Jennifer L. Jirschele, dated June 14, 2019, and recorded June 18, 2019, of record in Instrument No. 20190618-0058555 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1408A Monetta Avenue, Nashville, TN, 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 1 Sep, 2022

Samone Franzese

STATE OF Washington

COUNTY OF Pierce

On 1 Sep, 2022, before me personally appeared SAMONE FRANZESE, 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 for the purposes therein contained.

Witness my hand and official seal on 1 Sep, 2022.

JOINT BASE LEWIS-McCHORD WASHINGTON
JUDGE ADVOCATE
U.S.ARMY
My Commission Expires
GENERAL CORPS
PURSUANT TO TITLE 10 SECTION 1044A USC

NOTARY PUBLIC

23 Nov 2025