THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Abigail and David Fornetti
3218 Curtis St
Nashville, TN 37218

Send Tax Bill to:
New Owner

Map/Parcel Number
070-09-0P-002.00-CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 14 day of October, 2022.

Notary Public

My Commission Expires:
9.21.26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ABIGAIL J. FORNETTI F/K/A ABIGAIL J. KURSAVE, AN UNMARRIED WOMAN, AND DAVID M. FORNETTI, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ABIGAIL J. FORNETTI AND DAVID M. FORNETTI, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 3218 Curtis St Nashville, TN 37218

THIS DEED PREPRAED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

Karen Johnson Davidson County
Batch# 930591 DEEDQC
10/17/2022 01:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221017-0113373

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14 day of October, 2022.

Abigail J. Fornetti

David M. Fornetti

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ABIGAIL J. FORNETTI** and **DAVID M. FORNETTI** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of October, 2022.

My commission expires: 8.26.26

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit B of Curtis Street Residences, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20201012-0118363 Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Abigail J. Kursave, an unmarried woman, and David M. Fornetti, an unmarried man, tenants in common with rights of survivorship, from Rhythm Homes and Development, LLC, a limited liability company, by Warranty Deed dated April 7, 2021 of record in in Instrument No. 20210409-0047333, Registers Office for Davidson county, Tennessee. The said Abigail J. Kursave having since married and now known as Abigail J. Fornetti.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-14-22.

Affiant Signature

10-17-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY