# QUITCLAIM DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

W-CC-22-1757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Alexander Robert Fontana, unmarried** | **NEW OWNER** | |
| (NAME) | (NAME) | **053-06-0A-106.00** |
| **1757 Merritt St,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDRA MAE FONTANA, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALEXANDER ROBERT FONTANA, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Phase One, Waterford of record in Plat Book 6900, Page 569, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander R. Fontana, unmarried and Alexandra Bowers, unmarried, tenants in common with right of survivorship by Warranty Deed from Jules C. McAnallen, unmarried and Medina McAnallen, a married person of record in Instrument No. 20180504-0042677 Register's Office for Davidson County, Tennessee, dated May 2, 2018 and recorded on May 4, 2018. The said Alexandra Mae Fontata and Alexandra Bowers are one in the same.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1757 Merritt St, Old Hickory, Tennessee 37138**.

Karen Johnson Davidson County
Batch# 937394 **DEEDQC**
11/03/2022 10:16:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221103-0118637

Witness my/our hand(s) this the 21 day of Oct, 2022.

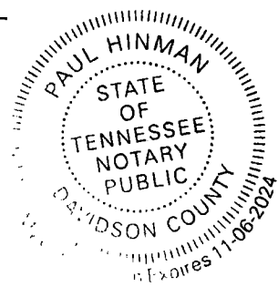
Alexandra Mae Fontana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDRA MAE FONTANA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)







**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212