This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19386-LV

Karen Johnson Davidson County
Batch# 958045 DEEDQC
01/05/2023 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230105-0000932

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2023.

Notary Public
My Commission Expires: 11-2-2026

FELICIA KIELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raymond Romano, III and Chadwin Jase Clark 1705 Cockrill Street Nashville, TN 37208	New Owner	081-15-0-226

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Genevieve Romano and Raymond Romano Jr., wife and husband** ("Grantor") do hereby quitclaim and convey unto **Raymond Romano III and Chadwin Jase Clark, a married couple** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 34.5 feet of the Westerly 97.5 feet of Lot No. 382 on the Map of McGavock, Wetmore and Other's 2nd Addition to Nashville, called the "Town of McGavock", as of record in Book 21, Page 41, Register's Office for said County, and described according to a survey and Plat by Norris Hickerson, Surveyor, August 20, 1949, as follows:

Beginning at a Point 107 feet Westerly of the West margin on 17th Avenue North, running thence with the Southerly margin of Cockrill Street North 52 degrees East 34.5 feet to a point; then South 39 degrees East 75 feet to a point in the Northerly margin of an alley, said point being 97.5 feet Easterly of a 16-foot alley, running thence with Northerly margin of alley, South 52 degrees West 34.5 feet to a point, running thence North 38 degrees West 75 feet to a point of beginning.

Being the same property conveyed to Raymond Romano III, a single man and Genevieve Romano and Raymond Romano Jr., wife and husband, as joint tenants in common with right of survivorship each as to the interest of the others by Warranty deed from Sheri Prosser, a married woman of record in Instrument No. 20161003-0103895 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016.

This is improved property located at: **1705 Cockrill Street, Nashville, TN 37208.**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of Oct, 2022.

GRANTOR:

Genevieve Romano

Raymond Romano Jr

STATE OF New Jersey
COUNTY OF Passaic

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Genevieve Romano and Raymond Romano Jr**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 day of Oct, 2022.

Notary Public
My Commission expires: 08/07/2025

DANIEL A. PFEIFFER JR.
NOTARY PUBLIC OF NEW JERSEY
Commission # 50132134
My Commission Expires 08/07/2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 5, 2023 (date of document).

Affiant Signature

January 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023