This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 958155 DEEDQC
01/05/2023 02:27:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230105-0001065

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Marzialo, LLC 924 Cherry Grove Road Franklin, TN 37069	Same	104-05-244.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MICHAEL MARZIALO and LINDA MARZIALO, husband and wife**, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **MARZIALO, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

Land lying in Davidson County, Tennessee, more particularly describe as follows:

Being Lot No. 467 on the Map of Richland Realty Company's Subdivision "C" of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Marzialo and Linda Marzialo husband and wife, by Warranty Deed dated May 31, 2018 from Kella Stephenson Farris, as Trustee of The Hillary L. Lindsey Living Trust dated July 8, 2009 and as amended May 31, 2018 and recorded in Instrument No. 20180604-0052762, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 7th day of December, 2022.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAY 16, 2026

This is improved property known as 3611 Westbrook Ave., Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 7th day of December, 2022.

MICHAEL MARZIALO

LINDA MARZIALO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL MARZIALO and wife, LINDA MARZIALO**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of December, 2022.

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAY 16, 2026