# QUITCLAIM DEED

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 18th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

LF-QCD-23-229

**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) |
|---|---|---|
| **Victor Mastrianni, married** | **NEW OWNER** | |
| (NAME) | (NAME) | **95-8-98.00** |
| **229 Graylynn Drive,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | | |
| (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, **TRACY MASTRIANNI, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **VICTOR MASTRIANNI, MARRIED** 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 36, EVA-MOR HEIGHTS, as shown on plat of record in Plat Book 1424, Page 149, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victor Mastrianni and wife, Tracy Mastrianni by Quitclaim Deed from Victor Mastrianni, Jr dated November 28, 2012 and recorded on December 6, 2012, Instrument Number 20121206-0112662, Register's Office for Davidson County, Tennessee.

Tracy Mastrianni is conveying all rights and marital interest to said property to Victor Mastrianni.

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: **229 Graylynn Drive, Nashville, Tennessee 37214**.

Karen Johnson Davidson County
Batch# 963944 **DEEDQC**
01/24/2023 10:31:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230124-0005348

Witness my/our hand(s) this the 18 day of January, 2023

Tracy Mastrianni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY MASTRIANNI, 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 .

Notary Public
My Commission Expires: 11-3-2025
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212