Karen Johnson Davidson County
Batch# 969388 DEEDQC
02/10/2023 08:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230210-0009798

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson

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

Kristin James
Affiant Signature

Subscribed and sworn to before me on this the 9 day of February 2023

Katrina Karen Hoff
Notary Public

My Commission expires 3 / 3 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Christian Antonacci and Lauren Rebecca Antonacci
1509 Sunbeam Drive,
Antioch, TN 37013
SEND TAX BILLS TO:
Christian Antonacci and Lauren Rebecca Antonacci
1509 Sunbeam Drive,
Antioch, TN 37013
MAP AND PARCEL NUMBER: 182-01-0A-163.00-CO

QUITCLAIM DEED

23NT00112

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Victor D. Antonacci, a married person and Christian Antonacci, an unmarried person
By these presents do remise, release and **QUITCLAIM** unto

Christian Antonacci and Lauren Rebecca Antonacci, husband and wife
Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 135, on the Plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record at Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Victor D. Antonacci, a married person and Christian Antonacci, an unmarried person by Warranty Deed from Jackie W. Brassfield III, a married man dated 06/30/2020 and recorded 07/01/2020 as Instrument Number 20200701-0071211, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1509 Sunbeam Drive, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6 day of Feb, 2023.

Christian Antonacci

Christian Antonacci

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christian Antonacci,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of febrary, 2023

Anu Sagarad

Notary Public

My Commission expires: 09 / 21 / 2024.

ANURADHA SAGARAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sep 21. 2024
COUNTY OF WILLIAMSON

Lauren Rebecca Antonacci

Lauren Rebecca Antonacci

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lauren Rebecca Antonacci,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of Feb., 2023.

Anu Sagarad

ANURADHA SAGARAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sep 21. 2024
COUNTY OF WILLIAMSON

Victor D. Antonacci

Victor D. Antonacci

State of Georgia }
County of Gwinnett }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Victor D. Antonacci,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of January 2023

Mary Powers Westbrook
Notary Public

MARY POWERS WESTBROOK NOTARY PUBLIC COOK COUNTY EXPIRES GEORGIA 09/02/2024

My Commission expires: 09 / 02 / 2024.

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 2/6/2023 (date of document).

Affiant Signature

2/9/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of February, 2023.

(SEAL)

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Anna Bates
Notary's Signature
My Commission Expires: