THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Alece Ronzino and Joseph Pelton
1027 McClurkan Ave.
Nashville, TN 37206

Send Tax Bill to:
Owner

Map-Parcel Numbers:
07213006900

Karen Johnson Davidson County
Batch# 997819 DEEDQC
05/01/2023 09 27 51 AM 2 pgs
Fees $12 00 Taxes $0 00

20230501-0031759

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 April, 2023.

Notary Public

My Commission Expires: July 3, 2023

DEBRA P MOLNAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALECE RONZINO** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ALECE RONZINO AND JOSEPH PELTON, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1027 McClurkan Ave., Nashville, TN 37203.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of April, 2023.

By: Alece Ronzino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 21st day of April, 2023.

My commission expires: July 3, 2023 Notary Public

DEBRA P MOLNAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2023

Exhibit A

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 96 on the plat of Trevecca Subdivision of Renraw of record in Plat book 421, pages 72 and 73, Register's Office of Davidson County, Tennessee. Said part of Lot No. 96 fronts 50 feet on the northerly side of McClurkan Avenue and runs back parallel lines with the easterly margin of Trevecca Avenue, 155 feet to an ally.

Being the same property conveyed to Alece Ronzino by quitclaim deed from Joseph Ronzino, dated May 5, 2014, of record in Instrument Number 20140514-0041265, said Register's Office.