THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** ***No title search was performed in the preparation of this quitclaim deed.***	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Marly Balt Affiant Subscribed and sworn to before me, this 27th day of April, 2023. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

QUITCLAIM DEED

Address New Owner: Niola Cusati 128 Hicks Road Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 142-16-0G-014.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Niola Cusati, unmarried, and Loren Cusati, married,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Niola Cusati, unmarried,** (hereinafter referred to as the "Grantee") her heirs and assigns, all of their interest in the following land:

Situated in Davidson County, Tennessee, being Unit No. 14, on the Amended Final Plat, Devon Close Town Homes, a Horizontal Property Regime, of record in Plat Book 9700, Page 147, Register's Office for Davidson County, Tennessee, and further established by Master Deed and Bylaws of record in Book 9747, Page 278, as amended in Instrument Number 201703100024056, said Register's Office, reference which is hereby made for a more complete description.

Being the same property conveyed to Niola Cusati and Loren Cusati by Warranty Deed from Carolyn W. Holmes and David B. Holmes, heirs at law of Carol F. Holmes, deceased, of record in Instrument Number 20190620-0059286 in the Register's Office for Davidson County, Tennessee.

Loren Cusati warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Karen Johnson Davidson County
Batch# 999650 DEEDQC
05/04/2023 02:15:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230504-0033292

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of MAY, 2023.

Loren Cusati

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loren Cusati, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of MAY, 2023.

Notary Public

My Commission Expires: 01/28/2027

AMBER L PAUL
Notary Public - State of Florida
Commission # HH 318562
My Comm. Expires Jan 28, 2027
Bonded through National Notary Assn.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2023.

Niola Cusati

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Niola Cusati, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2023.

Notary Public

My Commission Expires:

