Karen Johnson Davidson County
Batch# 1009944 DEEDQC
06/01/2023 12 05 02 PM 2 pgs
Fees $12 00 Taxes $0 00
20230601-0041390

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
File No. 230444335

STATE OF TENNE
COUNTY OF DAV

The actual consideration for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 25th day of May, 2023

Notary Public

My Commission Expires

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner.	Send Tax Bills To	Tax Information
Joseph and Samantha Beretta 232 Downeymeade Drive Nashville, TN 37214	New Owner	085 07 0 051 00

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, **Samantha Catherine Miosi n/k/a Samantha Beretta and Joseph Michael Beretta, as tenants in common with right of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Joseph Beretta and Samantha Beretta, Husband and Wife**, their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows.

Land in Davidson County, Tennessee, being Lot(s) 220, as shown on the map entitled Section Four, Stanford Country Club Estates, of record in Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Samantha Catherine Miosi and Joseph Michael Beretta, as tenants in common with right of survivorship, by Warranty Deed from Andrew Walker and Sarah Walker, Husband and Wife, of record in Instrument No 20170330-0031103, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017, and recorded on March 30, 2017

This is improved property known as 232 Downeymeade Drive, Nashville, TN 37214.

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.

IN WITNESS WHEREOF, Grantors has executed this instrument on this 25th day of May, 2023

Samantha Catherine Miosi n/k/a Samantha Beretta

Joseph Michael Beretta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Samantha Catherine Miosi n/k/a Samantha Beretta and Joseph Michael Beretta**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 25th day of May, 2023.

Notary Public

My Commission Expires _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024