QUITCLAIM DEED

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

WG-GA-23-816

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 1st DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Gary A. Cerrito and wife, Bridgette Cerrito		
(NAME) **816 Cerrito Landing,**	(NAME) **Same as owner**	**053 08 0 158.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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, **GARY A. CERRITO AND BRIDGETTE CERRITO,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GARY A. CERRITO AND WIFE, BRIDGETTE CERRITO** 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 No. 2 on the Plan of Final Plat, Re-Subdivision of Lot Nos. 3, 4 and 5 on the Final Plat Subdivision of the Bradley Pointe of record in Plat at Instrument No. 20230106-0001362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary A. Cerrito and wife, Bridgette Cerrito by Warranty deed from Kenneth L. Bradley, Donald E. Bradley and Thomas F. Bradley, as Trustees of The Susie M. Bradley Living Trust under agreement dated December 9, 1998 of record in Instrument No. 20130531-0054808 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on May 31, 2013.

Further also being the same property conveyed to Gary A. Cerrito and wife, Bridgette Cerrito by Warranty Deed from James C. McGoldrock,, Jr. and Susan McGoldrick of record in Instrument No. 202306160046030 in the Register's Office for Davidson County, Tennessee.

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: **816 Cerrito Landing, Old Hickory, Tennessee 37138**.

Karen Johnson Davidson County
Batch# 1015960 DEEDQC
06/16/2023 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230616-0046031

Witness my/our hand(s) this the 10 day of April, 2023.

Gary A. Cerrito

Bridgette Cerrito

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY A. CERRITO, 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 10th day of April, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIDGETTE CERRITO, 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 10th day of April, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

I, Gabriel R. Lutz, 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 **04/10/2023** (date of document).

Affiant Signature

Date **04/10/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **10** day of **April**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027