Karen Johnson Davidson County
Batch# 1020078 DEEDQC
06/28/2023 12 14 45 PM 2 pgs
Fees. $12 00 Taxes $0 00
20230628-0049301

This Instrument
Prepared By

Dan E Huffstutter
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed by Grantor, Louis Falzetti, to Grantees, Angela Maria Falzetti and Anthony Michael Falzetti.

Witnesseth:

That Grantor has this day transferred and conveyed unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever, all Grantor's interest in a certain tract or parcel of land situated in the Davidson County, Tennessee, described as follows:

Being Lot No. 174 on the Plan of Sugar Valley, Section 1 Addition, "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument Number 20030708-0093537, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Louis Falzetti, by Warranty Deed from Byron G. Kruse and wife, Leslie B. Judy T. Gordon of record as instrument number 20010404-0033533, Registers Office for Davidson County, Tennessee, dated March 29, 2001.

This is an improved property known as 713 Sugar Mill Trail, Nashville, TN 37211.

In Witness Whereof, Grantor has executed this Deed as of the 28th day of June 2023.

Louis Falzetti

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Louis Falzetti, with whom I am personally acquainted ,or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June 2023.

My Commission Expires:
March 6, 2024

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. MCLEMORE III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map/Parcel Number:**
Anthony Falzetti Angela Falzetti 1660 Rise Drive Windsor, CO 80550	Anthony Falzetti Angelia Falzetti 1660 Rise Drive Windsor, CO 80550	Map: 191 Parcel: O8B 35

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Louis Falzetti, Affiant

Sworn to and subscribed before me this the 28th day of June 20[illegible]

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. MCLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

My Commission Expires:

March 6, 2024