Karen Johnson Davidson County
Batch# 1029998 DEEDQC
07/24/2023 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056842

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. FLORITA AND ERRINE TYLER GARNETT	NEW OWNER	158-10-0-004.00
(NAME) **1950 OLD HICKORY BLVD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, RICHARD M. FLORITA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **RICHARD M. FLORITA, AND UNMARRIED MAN AND ERRINE TYLER GARNETT, AN UNMARRIED WOMAN,** HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, ALL OF HIS INTEREST IN A 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. 12 ON THE PLAN OF FORREST TRAILS, OF RECORD IN BOOK 3700, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY COVEYED TO RICHARD M. FLORITA, BY WARRANTY DEED FROM AMANDA CLIFFORD, OF RECORD AS INSTRUMENT NO. 20200115-0005342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ●
This is improved ý property, known as 1950 OLD HICKORY BLVD., BRENTWOOD, TN 37027
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of July, 2023.

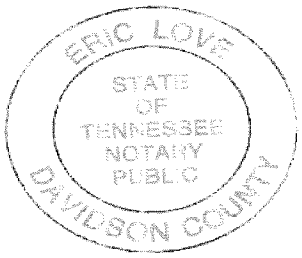
RICHARD M. FLORITA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24 day of July, 2023, before me personally appeared Richard M. Florita, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24 day of July, 2023.



Notary Public
My Commission Expires: March 9, 2027

Certificate of Authenticity

I, Michael Award ("Affiant"), 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 7-24-23 (date).

Affiant Signature

7-24-23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 24 day of July, 2023

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202307240056842