Karen Johnson Davidson County
Batch# 1042926 DEEDQC
08/25/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066688

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2023.

Notary Public

COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Traci Turner Ardovino (Name)	**Pinnacle Bank**	**087100A00300**
108 Aarons Cress Blvd (Address)	P.O. Box 331678	
Hermitage, TN 37076	Murfreesboro, TN 37133	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Traci Turner Ardovino and John Anthony Ardovino, wife and husband,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Traci Turner Ardovino, a married woman,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot 103, on the Plan of Final Plat of A Cluster Lot Development, Aarons Cress, Phase 1A, of record in Plat Instrument Number 20061219-0156396, (erroneously shown as 20061219-00156396 in deed) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Traci Turner Ardovino and John Anthony Ardovino, wife and husband, by Quitclaim Deed from Traci E. Johnson, now known as Traci Turner Ardovino, a married woman, dated June 27, 2023 and recorded July 3, 2023 of record as Instrument Number 20230703-0050419, Register's Office of Davidson County, Tennessee.

This is improved property located at 108 Aarons Cress Blvd, Hermitage, TN 37076.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTOR has hereunder set her hand this 21st day of August, 2023.

Traci Turner Ardovino

John Anthony Ardovino

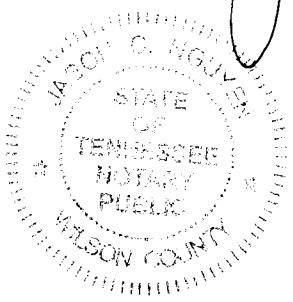
STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, the within named **Traci Turner Ardovino and John Anthony Ardovino**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC



Tennessee Certification of Electronic Document

I, the undersigned, 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 August 25, 2023 (date of document).

Affiant Signature

Date: August 25, 2023

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 25th day of August 2023.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
12-21-2024
RUTHERFORD COUNTY