THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-1052	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 7 day of Sept. 2023. *Notary Public* *My commission expires:* 4-13-25 CHERIE FRANKLIN STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025
Name and Address of New Owner: Calen Joseph Cussimanio and Lauren Rae Michael 2814 Eastland Avenue Nashville, TN, 37206	
Send Tax Bills To: Owner	
Street Address of Subject Property: 2814 Eastland Avenue Nashville, TN, 37206	**Parcel ID:** 084-05-0B-003.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Calen Joseph Cussimanio, a single man,** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Calen Joseph Cussimanio and Lauren Rae Michael, husband and wife,** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of East Greenway Park, attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20160707-0069540 amended in Instrument No. 20161020-0110945, 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 Calen Joseph Cussimanio, a single man from East Greenway Park, a Tennessee limited liability company dated 06/14/2022 and recorded on 06/22/2022 in Instrument No. 20220622-0071299, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1047414 DEEDQC
09/07/2023 12:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230907-0070265

WITNESS my hand this 7th day of September, 2023.

Grantor – Calen Joseph Cussimanio

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Calen Joseph Cussimanio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 7th day of September, 2023.

NOTARY PUBLIC

My commission expires: 3/23/27

True Copy Certification

I, Yvette Meldrum, 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 Sept. 7, 2023.

Affiant Signature

Sept. 7, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Sept. 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025