Karen Johnson Davidson County
Batch# 1051258 DEEDQC
09/18/2023 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230918-0073190

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	NETCO TITLE 10611 Perugue Crossing Ct O'fallon MO 63366	Nicola Lamattina 2521 Forest View Drive Antioch, TN 37013

Order Number: NTN-1390060

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nicola LaMattina and Marcella LaMattina, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Nicola Lamattina a married man,** whose address is 2521 Forest View Drive, Antioch, TN 37013, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 219 on the Plan of Forest View Park, Section I, as of record in Plat Book 3700, Page 109 & 110, Register's Office for said County, to which reference is made for a more complete description.

And being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, lying generally east of Murfreesboro Road and south of Forest View Drive and being more particularly described as follows:

Beginning at a point in the southwest corner of Lot 219, Forest View Section I, as of record in Book 3700, Page 110, R.O.D.C., Tennessee; thence, with the Lot 219 southerly line, S 45° 14' 05" E, 90.00 feet to a point in the westerly line of Lot 69, Forest View Park South, as of record in Book 6900, Page 161, R.O.D.C., Tennessee; thence, with said westerly line, S 44° 45' 55" W, 25.00 feet to a point; thence, N 45° 14' 05"W, 115.00 feet to a point in the northeasterly margin of Forest View Drive; thence, with the said northeasterly margin, N 44° 45' 55" E, 100.00 feet to a point; thence, along a curve to the left having a central angle of 90° 00' 00", a radius of 25.00 feet, a distance of 39.27 feet and a chord of S 00° 14' 05" E, 35.36 feet to the point of beginning.

Containing 3,009 square feet or 0.07 acre, more or less.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 149-12-0-001.00
Street address of property: 2521 Forest View Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Document Number 20180306-0021222 in the Register's Office, Davidson County, Tennessee.

Signed this 13th day of September, 2023

Signature of Grantor(s):

Nicola LaMattina

Marcella LaMattina

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13th day of Sept, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nicola LaMattina and Marcella LaMattina known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MIREILLE J. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Mar. 6, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 149-12-0-001.00
Street address of property: 2521 Forest View Drive, Antioch, TN 37013

Oath of Consideration

I or we, Kaylah Dixon, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.00.

Signed this 13th day of September, 2023

Signatures of Affiant(s):

Sworn and subscribed before me this 13th day of September, 2023

Notary Public

FRANCES MEINE
Notary Public-Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Jan. 30, 2026
Commission # 22630412

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, 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 September 13, 2023 (date of document).

Affiant Signature

September 13, 2023
Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 13 day of September 2023.

Notary's Signature

MY COMMISSION EXPIRES: **01/14/2026**

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2026