This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1056140 DEEDQC
10/02/2023 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231002-0077157

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of Sept

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Samantha L. Volpe and Mark Volpe
606 Basswood Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
Samantha L. Volpe and Mark Volpe
606 Basswood Ave.
Nashville, TN 37209

MAP AND PARCEL NUMBER: 126160A36400CO

QUITCLAIM DEED

23NT00795

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Mark Volpe, widower, as surviving tenant by the entirety

By these presents do remise, release and **QUITCLAIM** unto

Samantha L. Volpe and Mark Volpe

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Harbor Village Estates, of record in Plat Book 8250, Page 36, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen Volpe and husband, Mark Volpe from David Crow and wife, Leta Crow, by Warranty Deed dated 10/27/2016 and recorded 10/31/2016 in Instrument No. 20161031-0114668, Register's Office of said County. Karen Volpe died 07/26/2019, leaving Mark Volpe as surviving tenant by the entirety.

This is an improved property commonly known as: 606 Basswood Ave, Nashville, TN 37209-1663

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 our hands this 14th day of September 2023

Samantha L. Volpe

Samantha L. Volpe

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Samantha L. Volpe,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of September. 2023

Notary Public

My Commission expires: 3 / 3 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Mark Volpe by Samantha L. Volpe, Attorney-In-Fact

Mark Volpe by Samantha L. Volpe, Attorney-In-Fact

State of Tennessee }
County of Davidson }

On this 14 day of September, 2023, before me personally appeared **Samantha L. Volpe**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Mark Volpe** and who acknowledged that she/he executed the same as the free act and deed of **Mark Volpe**.

Witness my hand and official seal at office, this 14 day of September, 2023

Notary Public

My Commission expires: 3 / 3 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/14/23 (date of document).

Affiant Signature

9/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025