Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 129 15 0A 113.00

Karen Johnson Davidson County
Batch# 1070279 DEEDQC
11/13/2023 10:28:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231113-0088013

QUITCLAIM DEED

Property Address & New Owner:	*	Mail Tax Statement to:
CELESTE M. VANGELI	*	Celeste M. Vangeli
21 Vaughns Gap Road, APT # 113	*	21 Vaughns Gap Road, APT # 113
Nashville, TN 37205	*	Nashville, TN 37205

The GRANTOR, **MARIO VANGELI, a married man**, for and in consideration of Zero Dollars ($0.00), does hereby convey and quit claim all right, title and interest in the below-described property to:

CELESTE M. VANGELI, an unmarried woman

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 113, Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to CELESTE M. VANGELI, an unmarried woman, and MARIO VANGELI, a married man, by Warranty Deed of record at Instrument Number 20230526-0039926 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all visible easements lying on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of inspection of the premises; any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

THIS CONVEYANCE IS INTENDED TO CONVEY ONLY THE ONE-HALF (1/2) INTEREST OF MARIO VANGELI AND DOES NOT PURPORT TO AFFECT THE REMAINING ONE-HALF (1/2) INTEREST IN ANY WAY.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 23 day of October, 2023, by the ~~undersigned.~~

MARIO VANGELI

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MARIO VANGELI** , to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 23 day of October, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT

Subscribed and sworn to before me this 23 day of October, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025