Name and Address of New Owner:
Richard Peter Galentino, Jr. and Mary Catherine Galentino
8321 Collins Road, Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100, Franklin, TN 37067

Map & Parcel No: 155 00 0 097.00

Karen Johnson Davidson County
Batch# 1080360 DEEDQC
12/11/2023 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231211-0095100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard Peter Galentino, Jr., and Mary Catherine Galentino, husband and wife,** "the Grantor," convey and quitclaim unto **, Richard Peter Galentino, Jr., and Mary Catherine Galentino, husband and wife, a ½ undivided interest and to Patrick Schuermann and Yuanqi Wang, husband and wife, a ½ undivided interest** "the Grantees" all their interest in the following described real estate in Davidson County, Tennessee:

> Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, as described according to a survey made by John B. Kohl, dated June 9, 1971, as follows: Beginning on the southerly margin of Collins Road at the intersection of the southerly margin of said Road and the westerly margin of a 50 foot strip reserved for access right-of-way, also being the intersection of the southerly margin of said Road and the easterly boundary line of the property conveyed to V.T. McMullin and wife, by deed from P.M. Chaffin and wife, as of record in Book 2442, page 129, thence with the westerly margin of said 50 foot reserved strip, south 3 deg. west 659 feet; thence north 73 deg. 30' west 430 feet; thence south 1 deg. 40' west 510 feet; thence south 87 deg. east 433 feet, more or less, to the center of said 50 foot reserved strip, thence with same, north 3 deg. east 1069 feet to the southerly margin of said Collins Road; thence with the same, westwardly 25 feet to the beginning.
>
> Being the same property conveyed to Richard Peter Galentino, Jr., and Mary Catherine Galentino, husband and wife by Deed from Bennett M. Baldwin, unmarried dated October 27th, 2023 and recorded November 11, 2023, in Instrument Number 20231101-0085258, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 8321 Collins Road, Nashville, TN 37221

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7 day of December, 2023.

_____(SEAL)
Richard Peter Galentino, Jr.

_____(SEAL)
Mary Catherine Galentino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of December, 2023, before me personally appeared **Richard Peter Galentino, Jr., and Mary Catherine Galentino**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 7 day of December, 2023.

_____
Notary Signature
My commission expires: 10/05/2027

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 10/05/27

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Kayla Lolley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12.7.2023 (date of document).

Affiant Signature

12.7.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 7th day of DECEMBER, 2023.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25