This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1087938 DEEDQC
01/03/2024 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000642

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Chi Chi Marino 510 Neelys Bend Dr. Madison, TN 37115	Same	052 01 0 321.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Chi Chi Marino**, formerly known as Chi Chi Marino Ulrich, ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Raymond Joseph DeAngelis** and wife, **Chi Chi Marino**, as tenants by the entirety, their heirs, successors, and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being part of Lot Number 10 on the plan of Madison Park Subdivision as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description.

Being the same property conveyed to Chi Chi Marino Ulrich from Melvin Douglas Ulrich, pursuant to the Final Decree of Divorce issued on July 31, 2006, by the Eighth Circuit Court of Davidson County, Tennessee, Docket No:05D-3801, by Quitclaim Deed of record in Instrument No. 20060627-0076802, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 3rd day of January, 2024.

Affiant Chi Chi Marino

Notary Public _____ My Commission Expires: _____

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 510 Neelys Bend, Madison, Tennessee 37115.

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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. 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.

WITNESS my hand this the 3rd day of January, 2024.

Chi Chi Marino

Chi Chi Marino, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chi Chi Marino**, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of January, 2024.

_____ My Commission Expires: _____

Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 on January 3, 2024 and authenticated according to law on July 1, 2021.

Date: 01/03/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 3, 2024.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026