Karen Johnson
Batch # 1092092
01/22/2024 04:07:22 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240122-0003573

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Olive Branch Properties LLC 3253 Tasker Drive Antioch, TN 37013	Same	187-01-0B-235.00-CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Todd Chiamparino and Janelle Chiamparino, Husband and Wife, ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Olive Branch Properties LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Burkitt Ridge, Phase 5 of record in Plat at Instrument No. 20220525-0060826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to McGown Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim deed from Jeffrey P. Johnson and Lori J. Kelley and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased of record in Instrument No. 20171002-0100718 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 2, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability company by Warranty deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20210326-0040069 Register's Office for Davidson County, Tennessee, dated March 19, 2021, and recorded on March 26, 2021.

Being the same property conveyed to Todd Chiamparino and Janelle Chiamparino, Husband and Wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230703-0050755 in Register's Office for Davidson County, dated June 29, 2023, and recorded on July 3, 2023.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property known as: 3253 Tasker Drive, Antioch, Tennessee, 37013.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 8 day of January, 2024.

Janelle Chiamparino
JANELLE CHIAMPARINO

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of this County, Janelle Chiamparino, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 8th day of January, 2024.

JONATHAN KNIGHT FALLETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-27-27

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Janelle Chiamparino
Janelle Chiamparino

Sworn and subscribed to before me this 8th day of January, 2024.

JONATHAN KNIGHT FALLETT STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 6-27-27

Being the same property conveyed to Todd Chiamparino and Janelle Chiamparino, Husband and Wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230703-0050755 in Register's Office for Davidson County, dated June 29, 2023, and recorded on July 3, 2023.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property known as: 3253 Tasker Drive, Antioch, Tennessee, 37013.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 4 day of January, 2024.

TODD CHIAMPARINO

JANELLE CHIAMPARINO

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of this County, Todd Chiamparino and Janelle Chiamparino, Husband and Wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this _____ day of January, 2024.

Notary Public

My commission expires:_____

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Todd Chiamparino

Sworn and subscribed to before me this _____ day of January, 2024.

Notary Public

My Commission Expires: _____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SANTA CLARA)

On 4 JANUARY 2024 before me, WILLIAM J VOLZ,
(here insert name and title of the officer)

personally appeared TODD LOUIS CHIAMPARINO,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WILLIAM J. VOLZ
COMM. #2412593
Notary Public - California
Santa Clara County
My Comm. Expires Aug. 9, 2026

Signature _____ (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of QUIT CLAIM DEED,

containing 2 pages, and dated 4 JANUARY 2024.

The signer(s) capacity or authority is/are as:

- [X] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
- [X] form(s) of identification
- [ ] credible witness(es)

Notarial event is detailed in notary journal on:
Page # 118 Entry # 468

Notary contact: 408 691-6000

Other

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] _____

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