Karen Johnson
Batch # 1096693
02/01/2024 10:19:13 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240201-0007075

File No. **1223-009**

# QUITCLAIM DEED

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: February 21, 2027

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jack Urbano** | **FirstBank** | MAP **145-07-0-016.00** **AND** **Map 145-08-0-025.00** |
| (NAME) **1200 Broadway Apt 1812** | (NAME) 211 Commerce Street, Ste 300 | |
| (ADDRESS) **Nashville, TN 37203** | (ADDRESS) Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**John F. Reilly, a married man and Jack Urbano, an unmarried man**

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

**Jack Urbano, an unmarried man,**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. **22 and 23**, on the Plan of Villa Estates of record in Book 3600, Page 66, 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 the same property conveyed to John F. Reilly, a married man and Jack Urbano, an unmarried man, by Warranty Deed from Lola Ann White, dated June 26, 2023 and filed of record July 3, 2023 in Instrument No. 20230703-0050656, Register's Office for Davidson County, Tennessee.

**This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

This conveyance is made subject to the following:

1) **2024** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **5030 and 5040 Villa Crest Drive, Nashville, Tennessee 37220**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 30 day of January 2024.

John F. Reilly

Jack Urbano

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, **John F. Reilly** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: April 15, 2025

LONDON DEARRINGTON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214014904
MY COMMISSION EXPIRES APR 15, 2025

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, **Jack Urbano**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2024.

NOTARY PUBLIC

My Commission Expires:

February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: **1223-009**