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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**800 Crescent Centre Drive, Suite 140**<br>**Franklin, TN 37067**<br><br>*No Title Search was performed in the preparation of this Quitclaim Deed.* | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of February, 2024.<br><br>Notary Public<br>My Commission Expires: |

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Beverly Nelson and Debra L. Biagi<br>302 Seneca Drive<br>Nashville, TN 37214 | Send Tax Bills To:<br>New Owner | Tax Information:<br>096-05-0-140.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Beverly Nelson and Debra L. Biagi, joint tenants with the right of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Beverly Nelson and spouse, Debra L. Biagi as tenants by the entirety,** their heirs and assigns, all of their interest in the following land:

LAND in Davidson County, Tennessee, being Lot No. 170, on the Plan of Woodberry Park, as shown on plat of record in Plat Book 2133, page 117-119, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 170 fronts 70 feet on the westerly side of Seneca Drive and runs back between lines 154.3 feet on the southerly line and 117.3 feet on the northerly line to a dead line in the rear, which is a broken line, measuring 111.87 feet thereon.

Being the same property conveyed to Beverly Nelson and Debra L. Biagi, joint tenants with the right of survivorship by Quitclaim Deed from Beverly Nelson and Debra L. Biagi, dated August 22, 2006 and recorded on September 6, 2006 in Instrument Number 20060906-0109865, Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson
Batch # 1100997
02/14/2024 09:59:56 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240214-0010223

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February 2024.

Beverly Nelson

Debra L. Biagi

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Beverly Nelson and Debra L. Biagi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of February 2024.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025