QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Esq.

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
901 Weeping Willow Way LLC	**NEW OWNER**	**03310003700**
45 Vantage Way, Unit 2303 **Nashville, Tennessee 37228**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15TH day of February, 2024, the undersigned, **JOSEPH URBINATI, III, and SIDALIA AGUILAR, Husband and Wife** (collectively the "Grantors"), has bargained and sold, and by these presents do transfer and quitclaim to **901 WEEPING WILLOW WAY LLC, a Tennessee Limited Liability Company** (the "Grantee"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **901 WEEPING WILLOW WAY, NASHVILLE, TENNESSEE 37228** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Willow Village of record in Plat Book 9700, Page 726, and revised in Instrument No. 20000706-0067000, 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 Joseph Urbinati, III, and Sidalia Aguilar, Husband and Wife by Warranty Deed from Margie H. Binkley, a Married Woman whose Spouse has No Interest, of record as Instrument No. 20230620-0046501, dated June 15, 2023, and recorded on June 20, 2023, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 901 Weeping Willow Way, Nashville, Tennessee 37228.

Karen Johnson Davidson County
Batch # 1104241 DEEDQC
02/23/2024 01:40:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240223-0012562

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 15TH day of February, 2024.

GRANTOR: JOSEPH URBINATI, III

GRANTOR: SIDALIA AGUILAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Joseph Urbinati, III, and Sidalia Aguilar**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15TH day of February, 2024.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY