THIS INSTRUMENT WAS PREPARED BY:
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Karen Johnson Davidson County
Batch# 1106309 DEEDQC
02/29/2024 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240229-0014081

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL ID
BECKY S. MANGANO 4420 Saunders Avenue Nashville, Tennessee 37216	BECKY S. MANGANO 4420 Saunders Avenue Nashville, Tennessee 37216	06103003500

I JASON S. MANGANO, an unmarried man, the grantor, do hereby quitclaim and convey unto BECKY S. MANGANO, an unmarried woman, the grantee, her heirs and assigns, any and all my right, title and interest in the the following described tract or parcel of land:

Being Lot No. 94 on the Plan of Gra - Mar Acres, Section II, as of record in Book 2133, page 74, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Saunders Avenue, at the corner of Lots Nos. 93 and 94; thence with the line between said lots, in an easterly direction 445.4 feet to a monument in the railroad fence line; thence along said fence, south 12 degrees 45 minutes west 28.9 feet to a monument; thence south 77 degrees 15 minutes east 15 feet to a monument; thence south 12 degrees 45 minutes west 116 feet to a monument at the southeast corner of Lot 94 thence with the south line of said lot in a westerly direction 414.6 feet to a monument in the easterly margin of Saunders Avenue, northerly 85 feet to the point of beginning.

Being the same property conveyed to Kenneth R. Jones and wife, Joanne H. Jones by deed from Corbin S. Jones and wife, Blanche R. Jones of record in Book 3309, Page 237, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joseph W. Mangano and wife, Becky S. Mangano by deed from Kenneth R. Jones and wife, Joanne H. Jones of record in Book 7461 Page 18, Register's Office, Davidson County, Tennessee.

Joseph W. Mangano and Becky S. Mangano were divorced by Final Decree of Divorce entered on the 17th day of January, 2017 in the Fourth Circuit Court for Davidson County, Tennessee.

Joseph W. Mangano died a single man and intestate on the 25th day of May, 2020. Jason S. Mangano and Jayme S. Mangano are identified as the heirs at law of Joseph W. Mangano in Affidavit of Inheritance of record as Instrument Number 20240202-0007312 Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 4420 Saunders Avenue
Nashville , Tennessee 37216

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: 2/14/24 _____ JASON S. MANGANO

STATE OF TN)
COUNTY OF Rutherford)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, JASON S. MANGANO, known to be said person upon satisfactory proof thereof, who upon oath acknowledged that he executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal , this 14th day of February 2024

_____ **NOTARY PUBLIC**

KARLA D KENNEDY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-16-2026

My commission expires: 5-16-2026

AFFIRMATION OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

DATE: 2/14/24 _____ JASON S. MANGANO

STATE OF TN)
COUNTY OF Rutherford)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, JASON S. MANGANO, known to be said person upon satisfactory proof thereof, who upon oath acknowledged that he executed the foregoing Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal , this 14th day of February 2024

_____ **NOTARY PUBLIC**

KARLA D KENNEDY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-16-2026

My commission expires: 5-16-2026

CERTIFICATE OF AUTHENTICITY

I, **John T. Horton, Esq.**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/14/24.

DATE: 2/23/24

John T. Horton, Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this 23rd day of February, 2024.

NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

ETHAN WYATT SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. NOV. 08, 2027