AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road, Bldg. 5
Coraopolis, PA 15108
File No. 50032111

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1115293 DEEDQC
03/26/2024 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240326-0021090

Tax ID No.: 115 14 0 020.00

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

QUITCLAIM DEED

THIS DEED made and entered into on this 18 **day of** MARCH, 2024, by and between **Giovanni Giorgio, A Tennessee General Partnership,** residing at 509 Neilwood Drive, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Will H. Wright, unmarried** and **Margaret H. Fitzgerald, unmarried, as joint tenants with right of survivorship,** residing at 509 Neilwood Drive, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 509 Neilwood Drive, Nashville, TN 37205

Being the same property conveyed to Giovanni Giorgio, a Tennessee General Partnership by Warranty Deed from John J. Shannon, unmarried, dated 03/20/2023 and recorded 03/21/2023 under Instrument Number: 20230321-0020403 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Giovanni Giorgio, A Tennessee General Partnership

Name: Will H. Wright
Title: Managing Partner

Margaret H. Fitzgerad
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Will H. Wright & MargaretH. Fitzgerald as Managing Partner of **Giovanni Giorgio, A Tennessee General Partnership** the within named Grantor, with whom I am personally acquainted (or 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 and seal, at office in TENNESSEE, this 18 day of MARCH, 2024.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Will H. Wright

Affiant

Margaret H. Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 18 **day of** MARCH **, 20**24.

Notary Public
My Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Will H. Wright and Margaret H. Fitzgerald
509 Neilwood Drive
Nashville, TN 37205

Name and address of property owner:

Will H. Wright and Margaret H. Fitzgerald
509 Neilwood Drive
Nashville, TN 37205

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 723, ON THE PLAN OF WEST MEADE FARMS, INC., SECTION VII, OF RECORD IN BOOK 2331, PAGE 13, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 723 FRONTS 135.0 FEET ON THE SOUTHERLY MARGIN OF NEILWOOD DRIVE AND EXTENDS BACK 370.1 FEET ON THE EASTERLY LINE AND 463.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 220.0 FEET THEREON.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS: 509 NEILWOOD DR NASHVILLE, TN 37205

Parcel ID(s): 115 14 0 020.00

BEING THE SAME PROPERTY ACQUIRED BY GIOVANNI GIORGIO, A TENNESSEE GENERAL PARTNERSHIP BY DEED OF JOHN J. SHANNON, MARRIED, DATED 03/20/2023 AND RECORDED 03/21/2023 IN INSTRUMENT NUMBER 20230321-0020403

Tennessee Certification of Electronic Document

I, Allyson Kotouch, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-18-2024.
(Date of Document)

Allyson Kotouch
Affiant Signature

3-19-24
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 19 day of March, 2024.

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

Virginia L.W. Juzwick
Notary's Signature – Virginia L.W. Juzwick

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL