QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1116937 DEEDQC
04/01/2024 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240401-0022365

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MARCH 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

D HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
DAVID & MARGARET GERMANO	David Germano	
(NAME)	(NAME)	**091 14 0 023.00**
508 Snyder Avenue	720 Rebel Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DAVID CHARLES GERMANO, MARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **DAVID CHARLES GERMANO AND MARGARET GERMANO, HUSBAND AND WIFE,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. "C" ON THE MAP OF WEST VIEW HEIGHTS SUBDIVISION OF LOTS NO. 6 & 12 IN SUBD OF THE B. F. COCKRILL FARM, AS OF RECORD IN PLAT BOOK 421, PAGE 29, IN THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SYNDER AVENUE, FORMERLY FOSTER STREET, 127 FEET SOUTH OF THE SOUTHERLY MARGIN OF MAXON STREET; THENCE SOUTHERLY WITH THE EASTERN MARGIN OF SYNDER AVENUE, FORMERLY FOSTER STREET, 50 FEET TO A POINT; THENCE LEAVING SAID AVENUE, EASTERLY 148 FEET TO THE CORNER OF LOTS A, B AND C; THENCE NORTHERLY WITH THE LINE BETWEEN LOTS B AND C, 25 FEET, MORE OR LESS, TO A POINT; THENCE WESTERLY 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID CHARLES GERMANO, BY WARRANTY DEED FROM LAWRENCE L. WASSON A/K/A LARRY WASSON, A MARRIED MAN, WHOSE SPOUSE HAS NO INTEREST, OF RECORD IN INSTRUMENT NO. 20240213-0010001, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 12, 2024 AND RECORDED ON FEBRUARY 13, 2024.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE L. WASSON, HIS HEIRS AND ASSIGNS, WITH AN ESTATE ALSO IN ORA FOWLKES FOR AND DURING HER NATURAL LIFE, BY WARRANTY DEED FROM J. W. PROSSER AND WIFE, ALMA PROSSER, OF RECORD IN BOOK 4556, PAGE 742, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 27, 1971 AND RECORDED ON NOVEMBER 29, 1971. THE SAID ORA FOWLKES DIED ON JANUARY 10, 2005.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 29th day of March 2024.

DAVID CHARLES GERMANO

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared **DAVID CHARLES GERMANO** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March 2024.

Notary Signature

My commission expires: May 7, 2024

Andrew Cuzzo
State of Tennessee Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 29, 2024**.

Date

D Hardwick

Affiant Signature

April 1, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026