QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1124938 DEEDQC
04/19/2024 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240419-0028224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah J. Matarazzo	**New Owner**	
(NAME)	(NAME)	
6006 A California Ave		**091-02-0-M-002.01CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(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,

DEBORAH J. MATARAZZO (FORMERLY KNOWN AS DEBORAH J. GURLACZ), UNMARRIED ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

DEBORAH J. MATARAZZO, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN OF 6006 CALIFORNIA AVE TOWNHOMES OF RECORD IN DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 6006 CALIFORNIA AVE TOWNHOMES OF RECORD IN INSTRUMENT NO. 20220111-0003654 AND AS AMENDED IN THE AMENDMENT TO DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 6006 CALIFORNIA AVENUE TOWNHOMES IN INSTRUMENT NO. 20230125-0005680, AND AS AMENDED IN THE SECOND AMENDMENT TO DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 6006 CALIFORNIA AVE TOWNHOMES IN INSTRUMENT NO. 20230201-0007545, 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 DEBORAH J. GURLACZ, MARRIED, BY WARRANTY DEED FROM INFILL HOMES, LLC, OF RECORD IN INSTRUMENT NUMBER 20230214-0010649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DEBORAH J. GURLACZ AND DEBORAH J. MATARAZZO BEING ONE THE SAME.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

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.

This is **improved** property known as: **6006 A California Avenue, Nashville, TN 37209**

Witness our hands this the 19 day of April, 2024.

Deborah J. Matarazzo
(Formerly known as Deborah J. Gurlacz)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah J. Matarazzo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of April, 2024.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 4/19/24.

Date

Affiant Signature

4/19/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

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