AFTER RECORDING RETURN TO:
MetLife Legal Plans Deeds
8940 Main Street, Suite 2
Clarence, NY 14031
File No. Michael John Falzarano

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
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Map-Parcel No.: 118-1-4T-1.00

Karen Johnson Davidson County
Batch# 1126058 DEEDQC
04/23/2024 10:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240423-0029109

QUITCLAIM DEED

THIS DEED made and entered into on this 5th day of APRIL, 2024, by and between **Michael Falzarano and Michael Pingitore, a married couple,** whose address is 3177 Latta Road, #407, Rochester, NY 14612, hereinafter referred to as Grantor(s) and **Michael John Falzarano and Michael Joseph Pingitore, as Trustees of the Michael John Falzarano and Michael Joseph Pingitore Revocable Living Trust dated March 17, 2024**, whose address is 3177 Latta Road, #407, Rochester, NY 14612, 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 this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
Property commonly known as: 809A Knox Avenue, Nashville, TN 37204

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/05/2017 under Instrument Number: 20170905-0090896 in the Register\'s Office for 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.

Michael Falzarano

Michael Pingitore

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Michael Falzarano and Michael Pingitore**, 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, this the 5 day of April, 2024.

K. Cathern Jackson Notary Pblc

Notary Public
My Commission expires: 11.1.27

SEE ATTACHED CERTIFICATE
KCathern Jackson

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

S.S.

On April 5, 2024 before me, K.C. Hanson Jackson Notary Public,
Name of Notary Public

personally appeared Michael Falzarano
Name of Signer (1)

Michael Pingitore
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K C Hanson Jackson Notary Public
Signature of Notary Public

K. C. HANSON JACKSON
Notary Public - California
Orange County
Commission # 2469237
My Comm. Expires Nov 1, 2027

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quitclaim Deed,

containing _____ pages, and dated 4/5/24.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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VALUATION AFFIDAVIT

I, 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: ERIN HASSEY - LEGAL REPRESENTATIVE

STATE OF NEW YORK
COUNTY OF ERIE

Sworn to and subscribed before me this 19th day of APRIL, 2024

Notary Public
My Commission Expires: 11/1/2027

FRANCIS P. DEC., ESQ.
Notary Public, State of New York
No. 02DE6069729
Qualified in Erie County
Commission Expires 11/1/2027

Name and address for person(s) responsible for taxes:
Michael John Falzarano and Michael Joseph Pingitore, as Trustees of the Michael John Falzarano and Michael Joseph Pingitore Revocable Living Trust dated March 17, 2024
3177 Latta Road, #407
Rochester, NY 14612

Name and address of property owner:
Michael John Falzarano and Michael Joseph Pingitore, as Trustees of the Michael John Falzarano and Michael Joseph Pingitore Revocable Living Trust dated March 17, 2024
3177 Latta Road, #407
Rochester, NY 14612

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of 809 Knox Avenue Homes, a planned unit development, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 809 Knox Avenue Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160414-0035868, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 809 Knox Avenue Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20160414-0025868 and Bylaws appended hereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Parcel ID No.: 118-1-4T-1.00

Property Commonly Known As: 809A Knox Avenue, Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Frank P. Dec, 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 04/05/2024 (date of document).

Affiant Signature

04/23/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 23RD day of APRIL, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/6/2025

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025