Karen Johnson Davidson County
Batch# 1126678 DEEDQC
04/24/2024 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240424-0029590

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Janet M. LaRosa** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **James A. LaRosa, as his sole and separate property,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 219 on the Plan of Phase Three, Section One, Brandywine Pointe Subdivision, a plat of which is of record in Plat Book 7900, Page 405 and 406, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to James LaRosa and wife, Janet M. LaRosa, by virtue of that certain Warranty Deed dated February 3, 2014, and being of record at Instrument No. 20140206-0010631 in the Register's Office of Davidson County, Tennessee.

Janet M. LaRosa joins in this conveyance for the intent of transferring any and all interest, marital or otherwise, she may have in the above described property to James A. LaRosa.

FOR INFORMATION PURPOSES ONLY: 4141 Brandywine Pointe Blvd., Old Hickory, TN 37138

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 28 day of **February, 2024.**

Janet M LaRosa
Janet M. LaRosa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Janet M. LaRosa**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **February, 2024.**

Ashlee D Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0.00 .

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **February, 2024.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS: **4141 Brandywine Pointe Blvd**
Old Hickory, TN 37138

TAX PARCEL NO.: **064030B03800CO**

PROPERTY OWNER: **James A. LaRosa**
OWNER'S ADDRESS: 4141 BRANDYWINE POINTE BLVD
OLD HICKORY TN 37138

MAIL TAX BILLS TO: JAMES A. LAROSA
4141 BRANDYWINE POINTE BLVD
OLD HICKORY TN 37138

Certificate of Authenticity

I, Holley A Mason, 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 2/28/24.

Affiant Signature

4/24/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2024