Karen Johnson Davidson County
Batch# 1131223 DEEDQC
05/06/2024 10:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240506-0033020

File No: ARS-96414
Grantor's Loan No. 4701390

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Gabriel V. Starace and Terry Starace, 3226 Lakeshore Drive, Old Hickory, TN 37138

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.

Tax Parcel Number: 054 13 0 028.00

QUITCLAIM DEED

Gabriel V. Starace, married, ("Grantor"), of **3226 Lakeshore Drive, Old Hickory, TN 37138**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Gabriel V. Starace** and **Terry Starace,** a married couple, as tenants in common, ("Grantee"), whose tax mailing address is **3226 Lakeshore Drive, Old Hickory, TN 37138,** with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being the Northerly one-third (1/3) of Lot No. 13, Section 2, of the Life and Casualty Plan, recorded in Book 843, page 56, Register's Office for said County, and being more particularly described as follows: Beginning at a point in the Center of Pitts

Avenue a distance of 205-1/3 feet from the Southeast corner of Lot No. 12, Section 2, and running thence along the center of said Pitts Avenue to the Northeast corner of Lot No. 13, Section 2, thence, South 76 deg. 09' West a distance of 604.4 feet to a point; thence in an Easterly direction a distance of 556 feet, more or less, to the point of beginning, comprising an acreage of approximately 1-1/4 acres, more or less.

Parcel ID: 054 13 0 028.00

Property Address is: 3226 Lakeshore Drive, Old Hickory, TN 37138

The instrument constituting the source of Grantor's interest in the foregoing described property was a Quitclaim Deed recorded as Instrument No. 56597 in Book 7327, Page 463 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 4/10, 2024.

Gabriel V. Starace

Gabriel V. Starace

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Gabriel V. Starace**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of April, 2024

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Davidson

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

Gabriel V Starace
Affiant Gabriel V. Starace

Subscribed and sworn to before me on this the 10 day of April, 2024.

Notary Public

My Commission Expires: 5/18/25

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 04/10/2024 (date of document).

Affiant Signature

05/02/2024
Date

State of California

County of Placer

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

