QUIT CLAIM DEED

Karen Johnson
Batch # 1141422
06/03/2024 09:13:39 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240603-0040814

STATE OF TENNESSEE)
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$10.00**

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE ___ DAY OF MAY 2024.

Melissa S Dailey
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

Notary Public

MY COMMISSION EXPIRES: 5/26/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ferraro Hancock & Associates, PLLC
4219 Hillsboro Pike, Suite 302
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter D. Silvestro and Tiffany G. Martin **313 Fishing Ford Court** **Nolensville, TN 37132**	**New Owner**	**181 030 A 35700CO**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, PETER D. SILVESTRO, SINGLE MAN, HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF GRANTOR(S)' RIGHT TITLE AND INTEREST UNTO PETER D. SILVESTRO, SINGLE MAN, AND TIFFANY G. MARTIN, SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

Land in Davidson County, Tennessee, being Lot 97,PHASE THREE, SECTION ONE, ADDITION TO INDIAN CREEK, RS-10 SUBDIVISION – CLUSTER LOT OPTION, as shown on plat of record in Instrument No. 20140407-0028956, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Peter D. Silvestro, single man, from Kashani Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated August 29, 2014, and recorded on September 4, 2014 at Instrument No. 20140904-0080913, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument No, 20140407-0028956; to any and all restrictive covenants and/or easements of record in the register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 8121 Ochoa Lane, Brentwood, Tennessee 37027.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 15 day of May, 2024

Peter D. Silvestro

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME; the undersigned, a Notary Public in and for said County and State, the within named Peter D. Silvestro, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL seal this 15 day of May, 2024.

[SEAL]

Melissa S Dailey
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

Melissa S Dailey
Notary Public
Print Name: Melissa S. Dailey

My Commission Expires: 5/26/2024