Name and Address of New Owner:
Nathan J. Harrison & Dara Shea Harrison
219 Whorley Drive
Nashville, TN 37217

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1144333 DEEDQC
06/06/2024 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240606-0042560

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 150-01-0-065.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Conrad Trogolo and Donna Trogolo, husband and wife,** "the Grantors," convey and quitclaim unto **Nathan J. Harrison and Dara Shea Harrison, husband and wife,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Section Three Edge-O-Lake Estates of record in Plat Book 3600, Pages 82-83, 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 Nathan J. Harrison and Dara Shea Harrison, husband and wife, and John Conrad Trogolo and Donna Trogolo, husband and wife by Warranty Deed from Stacy Noan n/k/a Stacy Smith, married of record in Instrument No. 20161129-0125206 Register's Office for Davidson County, Tennessee, dated November 22, 2016 and recorded on November 29, 2016.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 29th day of April, 2024.

John Conrad Trogolo
John Conrad Trogolo

Donna Trogolo (SEAL)
Donna Trogolo

STATE OF Kentucky

COUNTY OF McCracken

On this 29th day of April, 2024, before me personally appeared John Conrad Trogolo and Donna Trogolo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2024.

A Crafford
Notary Signature
My commission expires: 8-9-25

AMY CRAFFORD
Notary Public - State at Large
KENTUCKY - Notary ID # KYNP34826
My Commission Expires Aug. 9, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy Mann
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of April, 2024.

Allisyn G. Pinkston
Notary Signature
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/2024.

Affiant Signature – Joshua A. Terry

6/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27