This instrument was prepared by:
Christopher Lynch
2114 Ashwood Ave
Nashville, TN 37212

Once recorded, return to:
Christopher Lynch
2114 Ashwood Ave
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1147615 DEEDQC
06/14/2024 03:01:26 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240614-0044796

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0.00) in hand, paid to Rose Mary Melillo-Lynch, a married individual with an address of 2114 Ashwood Ave. Nashville, TN 37212 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Christopher John Lynch, a married individual with an address of 2114 Ashwood Ave. Nashville, TN 37212 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 10415019700

The property identified herein [4] is **-OR-** [ ] is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Christopher Lynch

Address: 2114 Ashwood Ave. Nashville, TN 37212

IN WITNESS WHEREOF, tl... is Quitclaim Deed as of the date hereinunder.

Grantor Signature: Rose Mary Melillo-Lynch Date: 06/14/2024

Printed Name: Rose Mary Melillo-Lynch

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: 6/14/24

Printed Name: ROBERT O. GOGLIA

2nd Witness Signature: Rachel Agueta Date: 6/14/24

Printed Name: Rachel Agueta

NOTARY 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 Tennessee)
County of Davidson)

On 06/14/24 before me, Daryl R Glass,
personally appeared Rose Mary Melillo-Lynch,
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 Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DARYL R. GLASS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

Signature _____

Printed Name Daryl Glass

My Commission Expires 5/8/24

(Seal)

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this 14 day of June 2024.

Notary

DARYL R. GLASS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Being Lot No. 8 on the plan of H.P. Jacob's subdivision of the W.M. Manley tract called Hillsboro Place, as shown by plat of record in plat book 547, page 27, Register's Office for Davidson County, Tennessee. Reference current source of title 20040315-0029406