Karen Johnson Davidson County
Batch# 1163379 DEEDQC
07/29/2024 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240729-0057028

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 9th day of July, 2024.

NOTARY PUBLIC
My Commission Expires: March 21, 2026

LESLIE ANN KRENDL
Notary Public
State of Ohio
My Comm. Expires
March 21, 2026

ADDRESS OF NEW OWNER:
Derek Pignataro
140 McMurray Circle
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel:

147-16-0A-040.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Alan Pignataro and Tina Pignataro, husband and wife,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Derek Pignataro, a single man,** Grantee. Said property conveyed herein is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 40, on the Plan of McMurray Court of record in Plat Book 6250, page 230, as amended in Book 6606, page 144, Register's office of Davidson County, Tennessee. to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stacy L. Piper, an unmarried woman by Warranty Deed from Walter F. Aiken and wife, Wanda Sue Aiken of record in Instrument No. 20070302-0025780 Register's Office for Davidson County, Tennessee, dated February 28, 2007 and recorded on March 2, 2007.

Being the same property conveyed to Alan Pignataro and Tina Pignataro, husband and wife, and Derek Pignataro, a single man by Warranty Deed from Stacy Piper Sanders FKA Stacy L. Piper, a married woman of record in Instrument No 20240510-0034732, Register's Office for Davidson County, Tennessee dated May 10, 2024 and recorded on May 10, 2024.

This is real property commonly known as 140 McMurray Circle, Nashville, TN 37211

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of July, 2024.

Alan Pignataro

Tina Pignataro

STATE OF Ohio
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Alan Pignataro and Tina Pignataro, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 9th day of July, 2024.

Notary Public

My Commission Expires: March 21, 2026

LESLIE ANN KRENDL
Notary Public
State of Ohio
My Comm. Expires
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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 9, 2024.

J. Carlton Drumwright

July 9, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 9, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY