THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Amy R. Daconto
856 Kirkwood Ave., Unit B
Nashville, TN 37204

MAP: 118010-B
PARCEL: 008.00CO

Karen Johnson
Batch # 1165690
08/02/2024 10:23:11 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240802-0058777

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Paolo Tramontano, an unmarried man, Grantor, by these presents do hereby quitclaim and convey unto Amy R. Daconto, an unmarried woman, Grantee, her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

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

Being Lot 48, Kirkwood Glen, as shown in Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20050923-0114370, amended in Instrument Nos. 20051014-0124168 and 20110316-0020783, 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 Paolo Tramontano, a married man by Warranty Deed dated 5/19/2020 from Richard J. Baum and Linda Bloss-Baum, husband and wife of record in Instrument No. 20200521-0052979, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 856 Kirkwood Ave., Unit B, Nashville, TN 37204.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 23rd day of July 2024.

Paolo Tramontano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paolo Tramontano, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July 2024.



Karen B. Heavener
Notary Public
My Commission Expires: _____

The actual consideration or value whichever is greater, for this transfer is $0.
Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E

Affiant

Sworn and subscribed before me, this the 23rd day of July 2024.

Karen B. Heavener
Notary Public
My Commission Expires: _____

