Karen Johnson Davidson County
Batch# 1179297 DEEDQC
09/09/2024 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069345

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
Prepared by information furnished by the parties hereto without the benefit of a title examination.

File No.: 24-0547

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David L. Criss, and Patricia Ann Cossentino	Wells Fargo Bank, N.A.	Map: 161-11-F-22.00CO
(NAME) 5726 Amalie Dr.	(NAME) 420 Montgomery Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Francisco, CA 94163	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DAVID L. CRISS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

DAVID L. CRISS, UNMARRIED, AND PATRICIA ANN COSSENTINO, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Certain property in Davidson County, TN, described as Unit No. 22 of Townhomes of Brentwood, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown on the plat of Townhomes of Brentwood, recorded in Book 9700, page 990, said Register's Office, and described in a Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, page 850 as amended in Instrument No. 20000215-0015334 and Instrument No. 20010626-0067542, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Brentwood, contained in the Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, page 850 as amended in Instrument No. 20000215-0015334 and Instrument No. 20010626-0067542, said Register's Office, and By-Laws recorded in Book 11629, page 885, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to David L. Criss, unmarried, by deed from George E. Gower, unmarried, of record in Instrument No. 20090303-0018696, dated February 27, 2009, Register's Office for said County.

This is improved property, known as 5726 Amalie Dr., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness my hand this 9th day of September, 2024.

David L. Criss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Criss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 9th day of September, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 September 9, 2024.

(AFFIANT) – Anita Lester

September 9, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me September 9, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY