QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Loni Azzariti

Affiant

Subscribed and sworn to me on 09/20/ 2024.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1183927 DEEDQC
09/20/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0073133

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Loni Azzariti & Lynn Nguyen 6337 Mount View Road Antioch, TN 37013	Same as new Owner	150 12 0A 038.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that LONI AZZARITI and KEVIN AZZARITI., hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto LONI AZZARITI and LYNN NGUYEN, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 713 on the Plan of Somerset, Phase IV, as of record in Plat Book 7900, Pages 978 and 979, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to LONI AZZARITI and KEVIN AZZARITI by Quitclaim Deed from KEVIN AZZARITI, dated June 1st, 2023, and recorded on June 9th, 2023, of record in Instrument No. 20230609-0043825, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 6337 Mount View Road, Antioch, TN 37013.

WITNESS my hand on Sept. 20, 2024.

Kevin Azzariti
Kevin Azzariti

STATE OF TN

COUNTY OF Davidson

On September 20, 2024, before me personally appeared KEVIN AZZARITI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 20, 2024.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

Loni Azzariti
Loni Azzariti

STATE OF TN

COUNTY OF Davidson

On September 20, 2024, before me personally appeared LONI AZZARITI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 20, 2024.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September 20, 2024**.

Signature 09/20/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 20th day of January, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202409200073133