THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1187109 DEEDQC
09/27/2024 09:12:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240927-0074911

This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are 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 or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jennifer Ruth Martin 252 Harding Place Nashville, TN 37205	Owner	130-01-0-142.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Greg Thomas Galfano, unmarried**, hereinafter called the Grantor, do hereby Quitclaim unto **Jennifer Ruth Martin, unmarried**, hereinafter called the Grantee, her successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 17 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision**, of record in Plat Book 421, Page 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property most recently conveyed to Jennifer Ruth Martin, unmarried, and Greg Thomas Galfano, unmarried, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Jennifer R. Martin, unmarried, filed on 07/21/2021, at Instrument No. 20210721-0097965, Davidson County Register of Deeds.

This is property commonly known as 252 Harding Place, Nashville, TN 37205.*
*Note: An address is not a legal description of real property.

Witness my hand, this 24 **day of** SEPTEMBER, **2024:**

Greg Thomas Galfano

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Greg Thomas Galfano**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of September, **2024**:

Notary Public

My Commission Expires: 9/20/25

JAMES D. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY