Karen Johnson Davidson County
Batch # 1192337 DEEDQC
10/10/2024 11:28:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241010-0078760

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

**NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(5).**

| Address New Owner as Follows: | Sent Tax Bills to: | Map-Parcel |
|---|---|---|
| Pasquale Vincent Longhi<br>1203 Stratton Avenue<br>Nashville, Tennessee 37206 | Pasquale Vincent Longhi<br>1203 Stratton Avenue<br>Nashville, Tennessee 37206 | 083-05-0-291.00 |

# QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409 (a) (3) (E) and is executed in accordance with the terms and conditions in the Final Decree of Divorce entered and Marital Dissolution Agreement in that certain case styled Julie Anne Longhi v. Pasquale Vincent Longhi, Docket No. 23D-1409, in the Fourth Circuit Court for Davidson County, Tennessee, on May 22, 2024.

In said Final Decree, Julie Anne Longhi was restored to her maiden name of Julie Anne Crump.

Accordingly, Julie Anne Crump, formerly known as Julie Anne Longhi, ("Grantor") does hereby quitclaim unto Pasquale Vincent Longhi ("Grantee"), his successors, heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

*Land in Davidson County, Tennessee, being Lot No. 3, Block A on the Plan of F.O. Beasley's Addition of East Nashville of record in Plat Book 57, Page 85, 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 conveyed to PASQUALE V. LONGHI, UNMARRIED AND JULIE CRUMP, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, in a Deed from ALEXANDER USETED AND WIFE, ADREINNE D. USETED, Dated 4/29/2019 and Recorded 5/01/2019, in Instrument No. 20190501-0040598.*

*The address of the herein described property is believed to be 1203 Stratton Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.*

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

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 3 day of September, 2024.

Julie Anne Crump

JULIE ANNE CRUMP, formerly known as Julie Anne Longhi

STATE OF ~~TENNESSEE~~ Pennsylvania )
COUNTY OF LEHIGH )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Anne Crump, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of September, 2024.

Kelly L. Cannone

Notary Public

My Commission Expires: October 20, 2026

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kelly L Cannone Notary Public
Lehigh County
My Commission Expires 10/20/2026
Commission #1427536

STATE OF ~~TENNESSEE~~ Tennessee
COUNTY OF ~~LEHIGH~~ Davidson

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled Julie Anne Longhi v. Pasquale Vincent Longhi, Docket No. 23D-1409, in the Fourth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Affiant/Pasquale Vincent Longhi

Sworn to and subscribed before me, this 4th day of October, 2024.

Notary Public

My Commission Expires: 3-9-2027

