RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-25318-24

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1193132 DEEDQC
10/14/2024 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241014-0079345

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of Sept, 2024.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clare Vandiver Gill Maravalli 1518B Wendell Avenue Nashville, TN 37206	Same as Address of New Owner	073-13-01-001-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Ian Robert Maravalli, Unmarried** , hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Clare Vandiver Gill Maravalli, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, of Homes At 1518 Wendell, a planned unit development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions, and Restrictions for Home At 1518 Wendell, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160216-0014497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes At 1518 Wendell, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "C" to said Description appearing in Instrument Number 20160216-0014497 and Bylaws appended thereto as Exhibit "B", said

Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ian Robert Maravalli and Clare Vandiver Gill Maravalli, husband and wife, from Aspen Construction Investments, LLC, a Tennessee limited liability company, by Warranty Deed dated April 28, 2017 and recorded May 3, 2017 in Instrument #20170503-0043299, said Register's Office. **The said Ian Robert Maravalli and Clare Vandiver Gill Maravalli having since divorced, as evidenced by Final Decree of Divorce, filed for record on July 17, 2024, Docket No. 23D-195, in the Circuit Court for Davidson County, Tennessee.**

WITNESS MY HAND, this 27th day of September, 2024.

Grantor

Ian Robert Maravalli

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Ian Robert Maravalli, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 27th day of September, 2024.

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary Public

Rachel K. Wilkie
Printed Notary Name

My commission expires: 1/24/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 27, 24 (date of document).

Jennifer L. Pennell

Sept 27, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

