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
20241014-0079346

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 7 day of OCTOBER, 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 and Terrence R. Gill, Jr 1518B Wendell Avenue Nashville, TN 37206	Same as Address of New Owner	073-13-0I-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, **Clare Vandiver Gill Maravalli, an unmarried woman,** 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, and Terrence R. Gill, Jr., a married man, as joint tenants, with rights of survivorship,** 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.

Being the same property conveyed to Clare Vandiver Gill Maravelli, an unmarried woman, from Ian Robert Maravelli, unmarried, by Quitclaim Deed dated September 27, 2024 and of record in Instrument No. 202410140079345 in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 1 day of October, 2024.

Grantor

Clare Vandiver Gill Maravalli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, this 1 day of Oct, 2024.

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

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

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 Oct 7, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Oct 7, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026