Karen Johnson
Batch # 1195859
10/21/2024 08:48:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241021-0081354

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
John Giovannetti
Benita Giovannetti
841 Westcott Lane
Nolensville, TN 37135

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
187-01-0B-013.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Carroll Haley Giovannetti,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto John Giovannetti and wife, Benita Giovannetti**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Phase 3A, District 2, Burkitt Ridge of record in Plat at Instrument No. 20201204-0141075, 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 Carroll Haley Giovannetti, an unmarried woman, Benita Giovannetti and John Giovannetti, wife and husband, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210928-0130264, Register's Office for Davidson County, Tennessee.

This is improved property known as: 841 Westcott Lane, Nolensville, TN 37135.

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

WITNESS my hand this the 8th day of October, 2024.

Carroll Haley Giovannetti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carroll Haley Giovannetti with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 8th day of October, 2024.

Notary Public

My Commission Expires: 3/9/2027

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 8th day of October, 2024.

Notary Public

My commission expires: 3/9/2027

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY