QUITCLAIM DEED



AJ-QCD-24-4022A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION 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: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SANTE CASTELLARIN AND BRUNA CASTELLARIN	**New Owners**	**P/O 10316001000**
(NAME)	(NAME)	
4022A Woodlawn Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1197047 DEEDQC
10/23/2024 10:28:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241023-0082323

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RUDY MARIUTTO, RITA F. MARIUTTO, SANTE CASTELLARIN, AND BRUNA CASTELLARIN ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

SANTE CASTELLARIN AND BRUNA CASTELLARIN, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN OF HOMES AT 4022 WOODLAWN, AS SHOWN ON EXHIBIT "B" OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 4022 WOODLAWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PLANNED UNIT DEVELOPMENT PURSUANT TO T.C.A. 66-27-103(B), OF RECORD IN INSTRUMENT NO. 20241017-0080730, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO RUDY MARIUTTO, RITA F. MARIUTTO, SANTE CASTELLARIN, AND BRUNA CASTELLARIN, BY QUITCLAIM DEED, FROM RUDY MARIUTTO AND RITA F. MARIUTTO, OF RECORD IN BOOK 5923, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS MENTIONED IN DEED OF CORRECTION OF RECORD IN INSTRUMENT NO. 20241008-0078205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **4022A Woodlawn Drive, Nashville, TN, 37205.**

Witness our hands this the 7 day of October, 2024.

RUDY MARIUTTO
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUDY MARIUTTO,** the within named bargainor, 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 official seal, this the 7 day of October, 2024.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RITA F. MARIUTTO
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RITA F. MARIUTTO,** the within named bargainor, 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 official seal, this the 7 day of October, 2024.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

SANTE CASTELLARIN
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANTE CASTELLARIN,** the within named bargainor, 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 official seal, this the 7 day of October, 2024.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

BRUNA CASTELLARIN
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRUNA CASTELLARIN,** the within named bargainor, 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 official seal, this the 7 day of October, 2024.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY