Karen Johnson Davidson County
Batch# 1203035 DEEDQC
11/08/2024 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241108-0087363

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006370
Qualified in Clinton County
Commission Expires 04/26/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/2027
(AFFIX SEAL)

WG-QCD-24-6640

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline A Cercone, married	**Same as new owner**	
(NAME) **6640 Jocelyn Hollow Road,**	(NAME)	**12905000200**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL CERCONE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CAROLINE A CERCONE, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 969 on the Plan of West Meade Farms, Section XVI, as of record in Book 2663, Page 56, Register's Office for said County.

Said Lot fronts 154 feet on the northwesterly side of Jocelyn Hollow Road and runs back 438 feet on the northeasterly line and 447.7 feet on the southwesterly line, to a dead line in the rear on which it measures 155.8 feet.

Being the same property conveyed to Paul Cercone and Caroline A. Cercone from Mario Ramos and Iris L. Ramos by Warranty Deed of Record in Intrument Number 20151124-0119361 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **6640 Jocelyn Hollow Road, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 8 day of November, 2024.

Paul Cercone

Paul Cercone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL CERCONE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of November, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **11/08/2024** (date of document).

Affiant Signature

Date **11/08/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **08** day of **November**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027