This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122
24-4962

Karen Johnson Davidson County
Batch# 1207232 DEEDQC
11/20/2024 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090585

STATE OF TN
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Allie Shaw
AFFIANT

Subscribed and sworn to before me, this 8th day of November, 2024

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

NEW OWNER:
Caroline Guffy
2303 Patrick Ave.
Old Hickory, TN 37138

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL
044-09-0B-061-00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Brittany Pasquarella, a single woman, hereinafter called the GRANTOR(S), does hereby quitclaim and convey to Caroline Guffy, a single woman called the GRANTEE, all right, title and interest, they have in the property:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Old Hickory, County of Davidson, State of Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 61, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, 2 Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423- 0037385 and amended in Instrument No. 20190627-0062402, in Instrument No. 20200116-0005698, in Instrument No. 20201203-0140753, and in Instrument No. 20210224-0022939, and Attorney's Certificate of record in Instrument No. 20200406-0036201, and further amended in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to'the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Caroline Guffy, a single woman and Brittany Pasquarella, a single woman, by Deed dated May 2, 2023, from Shannon Leigh Cloutier, a single woman, recorded May 4, 2023, in Instrument Number 20230504-0033083, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2303 Patrick Ave. Old Hickory, TN 37138

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 8th day of November, 2024.

Brittany Pasquarella

Brittany Pasquarella

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Brittany Pasquarella** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that she has executed the foregoing instrument for the purposes therein contained, and of her own free act and deed.

WITNESS my hand and official seal this 8th day of November, 2024.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 11-8-24 (date of document).

Alex Sharer
Affiant Signature

11-19-24
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 19 day of NOV., 2024.

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25

NOTARY'S SEAL



MY COMMISSION EXPIRES:
10-26-25