This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23266-AP

Karen Johnson Davidson County
Batch# 1207977 DEEDQC
11/22/2024 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241122-0091533

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of October, 2024.

Notary Public
My Commission Expires: 3/3/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrizio Murdocca Aundraya Murdocca 2506 Scovel St Nashville, TN 37208	New Owner	081-14-0-052

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Patrizio Murdocca, a married man** ("Grantor") do/does hereby quitclaim and convey unto **Patrizio Murdocca, a married man and Aundraya Murdocca, an unmarried woman, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 24, Map of F.T. Holman's Subdivision of Lots 41-42-43, Boyd McNairy's Plan, according to survey and plat of same appearing of record in Book 161, page 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrizio Murdocaa, a married man by Warranty Deed from Zacahry Van Cleef and Katherine Van Cleef, husband and wife, dated October 8, 2024, of record in Instrument No. 20241009-0078882, Registier's Office for Davidson County, Tennessee.

Being the same property conveyed to Zachary Van Cleef and Katherine Van Cleef, husband and wife by Warranty Deed from Cape and Austin, LLC, an Arizona limited liability company, dated January 26, 2022, recorded February 10, 2022, of record in Instrument No. 20220210-0015482, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2506 Scovel Street, Nashville, TN 37208**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2024.

GRANTOR:

Patrizio Murdocca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrizio Murdocca, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

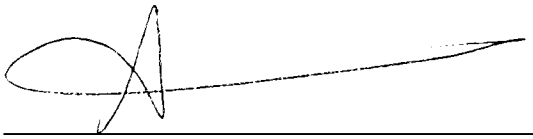
WITNESS my hand and seal at office this 8th day of October, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-22-2024**.



Affiant Signature — **11-22-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-22-2024**.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal