Karen Johnson
Batch # 1208104
11/25/2024 08:28:49 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241125-0091721

"THIS DOCUMENT PREPARED FROM INFORMATIO
BY THE PARTIES AND NO TITLE SEARCH PERF

Address of New Owner

Sarah Legnini
1480 Waller Street, Apt. 2
San Francisco, CA 94117

Send Tax Bills To:
Same as Above

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

Map/Parcel: 075-07-0-218.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid to the undersigned, **Seth Legnini,** and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said **Seth Legnini,** does hereby convey and Quitclaim unto **Sarah Legnini**, her heirs and assigns, all of his right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43A on the Plan of Rachel's Square, Section Two, Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48, of record in Book 6250, Page 540, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Legnini by deed of record in Instrument No. 20041122-0139789, Register's Office for Davidson County, Tennessee. The said Jeffrey L. Legnini, died intestate on June 29, 2024. Reference is further made to Affidavit of Heirship as to the heirs at law of Jeffrey L. Legnini of record in Instrument No. 20241113-0087540, Register's Office for Davidson County, Tennessee.

Being improved property known as 4343 Andrew Jackson Parkway, Hermitage, TN 37076.

WITNESS MY HAND this 29th day of October, 2024.

SETH LEGNINI

STATE OF NEW YORK
COUNTY OF TOMPKINS

On the 28th day of October, 2024, before me, the undersigned, personally appeared Seth Legnini, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

WITNESS my hand and official seal at Trumansburg, New York, this 28th day of October, 2024.

STATE OF NOTARY PUBLIC NEW YORK
JESSICA GILES
Registration #01GI0023905
Qualified in Tompkins County
My Commission Expires
April 25, 2028

NOTARY PUBLIC

My commission expires: 04/25/2028

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 31ST day of October, 2024.

Notary Public

My Commission Expires: 10/2/2028

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY