QUITCLAIM DEED

Karen Johnson
Batch # 1208833
11/27/2024 10:47:07 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241127-0092860

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/09/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY THE PARTIES

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SIOBHAN P. CONNELLY ET UX	**New Owner**	**133-01-0-275.00**
(NAME) **4601 CAMELLIA PLACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SIOBHAN P. CONNELLY, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SIOBHAN P. CONNELLY AND WIFE, ALISON R. MATARESE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 256 ON THE MAP OF SUNRISE HEIGHTS SECOND PLAN, OF RECORD IN PLAT BOOK 421, PAGE 46, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY DEED AS OF RECORD IN INSTRUMENT NO. 20120524-0045228, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **507 RAYMOND STREET, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 23rd day of **NOVEMBER, 2024.**

SIOBHAN P. CONNELLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of NOVEMBER, 2024, before me personally appeared **SIOBHAN P. CONNELLY**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of NOVEMBER, 2024.

Notary Public

My Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
SIOBHAN P. CONNELLY
ALISON R. MATARESE
4601 CAMELLIA PLACE
NASHVILLE, TN 37216