Karen Johnson Davidson County
Batch # 1213290 DEEDQC
12/09/2024 09 01 57 AM 2 pgs
Fees $12 00 Taxes $0 00
20241209-0095143

This instrument prepared by.
Lance A Wray
Attorney at Law
100 Bluegrass Commons Blvd Suite 2100
Hendersonville, TN 37075
615-512-1861
wraylaw@gmail com

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
Trevor J. Panarello **3319 Old Hickory Blvd. #A4** **Old Hickory, TN 37138**	**Same as currently on file**

MAP AND PARCEL ID
053120B00400CO

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Amber R. Rankin,** hereinafter referred to as the "GRANTOR", and **Trevor J. Panarello**, hereinafter referred to as the "GRANTEE".

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10 00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **and further pursuant to a Final Decree of Divorce incorporating a Marital Dissolution Agreement entered on April 8, 2024, by the Fourth Circuit Court of Davidson County, Tennessee under the style Amber Rose Rankin vs. Trevor John Panarello, Docket No. 22-D-1345**, GRANTOR, does this day grant, sell and convey unto the said GRANTEE, her successors, heirs and assigns, all of GRANTOR's right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit

> Land in Davidson County, Tennessee, being Unit No A4, on the Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, as recorded in the of record in Instrument No 20170526-0052731, Register's Office for Davidson County, Tennessee, to all of which plan reference is hereby made for a more complete and accurate property description

BEING the same property conveyed to Trevor J Panarello and Amber R Rankin, as joint tenants, by Warranty Deed from Siddharth Amin, dated May 28, 2020, and recorded on June 17, 2020, as Instrument # 20200617-0062988, Register's Office, Davidson County, Tennessee

This conveyance is subject to any and all other easements, plats, restrictions, covenants, limitations, encumbrances and other matters of record

The above legal description is the same as that contained in the previous deed of record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever 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

THIS IS IMPROVED PROPERTY KNOWN AS: 3319 Old Hickory Blvd A4, Old Hickory, TN 37138

IN WITNESS WHEREOF, the undersigned has hereunto set their hand on this the 31st day of October, 2024

Amber Rankin
AMBER R. RANKIN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMBER R. RANKIN,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein, and acknowledged that such person executed the same as her free act and deed

Witness my hand and official seal this 31st day of October, 2024

Christy M Corley
NOTARY PUBLIC

My Commission Expires 6/28/2026

CHRISTY MICHELLE CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value of this transfer, whichever is greater is $-0-

Jane W
AFFIANT

SWORN TO AND SUBSCRIBED before me this 4 day of December, 2024.

Brittany Britt
NOTARY PUBLIC

My Commission Expires May 3, 2027

BRITTANY BRITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2027