THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1215787 DEEDQC
12/12/2024 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241212-0096649

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 9th day of December, 2024.

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2028

Notary Public
My Commission Expires: 09/05/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Travis B. Collinsworth & Samantha Lynn DeSantis 2404 McGinnis Drive Nashville, Tennessee 37216	**Travis B. Collinsworth & Samantha Lynn DeSantis 2404 McGinnis Drive Nashville, Tennessee 37216**	**073-09-0-072.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Travis B. Collinsworth, married, joined by spouse, Samantha Lynn DeSantis** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Travis B. Collinsworth and spouse, Samantha Lynn DeSantis** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Gibson Heights, as shown on plat of record in Book 1835, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Travis B. Collinsworth, an unmarried man, by Quitclaim Deed from Elizabeth A. Ficalora, unmarried, of record at Instrument number 20060605-0065601, in the Register's Office for Davidson County, Tennessee, dated May 31, 2006.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2404 McGinnis Drive, Nashville, Tennessee 37216.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 9th day of December, 2024.

GRANTORS:

Travis B. Collinsworth

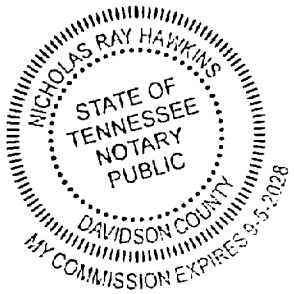
Samantha Lynn DeSantis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of December, 2024, before me personally appeared Travis B. Collinsworth and Samantha Lynn DeSantis to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 9th day of December, 2024.

Notary Public
My commission expires: 09/05/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Peacock, 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 December 9, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 12th day of December, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of December, 2024.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028