Karen Johnson Davidson County
Batch# 1219951 DEEDQC
12/26/2024 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099740

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Davidson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary
Commission Expires: 6-1-2025

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Faoro, Jeanne Faoro and Jeffrey Michael Faoro 817 Overhills Drive Old Hickory, TN 37138	NEW OWNER	06912000100

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Michael Faoro and wife, Jeanne Faoro, as tenants by the entireties** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Michael Faoro, and wife, Jeanne Faoro, and Jeffrey Michael Faoro, an unmarried man, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situation in Davidson County, Tennessee, being lot No. 23 on the Plan of Hickor Bend, Section 1, of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Faoro and wife, Jeanne Faoro, as tenants by the entireties by Quit Claim Deed from Jeffrey Michael Faoro, a widower dated June 2nd 2017 and recorded on June 5th, 2017 in instrument No. 20170605-0055536 in the Register's Office of Davidson County, Tennessee.

For information purposes only: 603 Hickory Bend Drive, Nashville ,TN 367214.

Subject to all matters of record.

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 23rd day of December, 2024.

Michael Faoro

Jeanne Faoro

State of TN)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Faoro and Jeanne Faoro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-1-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 12/23/2024.

Affiant Signature – Joshua A. Terry

12/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON