AFTER RECORDING RETURN TO:
Philip Grassi
1214 Quail Road
Nashville, TN 37214
File No. R-258986-MOB

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1221034 DEEDQC
12/27/2024 03:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241227-0100715

Tax ID No.: 108-08-0D-010-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 16 day of December 2024, by and between **Philip Grassi, unmarried,** residing at 1214 Quail Road, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Philip Grassi, unmarried** and **Courtney Lugo, unmarried, as joint tenants with right of survivorship,** residing at 1214 Quail Road, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1214 Quail Road, Nashville, TN 37214

BEING THE SAME PROPERTY CONVEYED TO PHILIP GRASSI, UNMARRIED FROM MATTHEW P. SLAWSON, UNMARRIED BY DEED DATED AUGUST 17, 2018 AND RECORDED ON AUGUST 20, 2018 IN INSTRUMENT NO. 20180820-0082351.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Philip Grassi

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Philip Grassi** the within named Grantor, 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 seal, at office in Wake County, North Carolina, this 16th day of December, 2024.

Notary Public

My Commission expires: January 12, 2026

MELISSA HORTON
Notary Public - North Carolina
Wake County
My Commission Expires Jan 12, 2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Philip Grassi

STATE OF North Carolina
COUNTY OF Wake

Subscribed and sworn to before me this 16th day of December, 2024

Notary Public
My Commission Expires: January 12, 2026

MELISSA HORTON
Notary Public - North Carolina
Wake County
My Commission Expires Jan 12, 2026

Name and address for person(s) responsible for taxes:

Philip Grassi and Courtney Lugo
1214 Quail Road
Nashville, TN 37214

Name and address of property owner:

Philip Grassi and Courtney Lugo
1214 Quail Road
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Phillip Grassi, 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 16 2024 (date of document).

Affiant Signature

12-16-24
Date

STATE OF North Carolina
COUNTY OF Wake

Subscribed and sworn to before me this 16th. day of December, 2024.

Notary Public
My Commission Expires: January 12, 2026

MELISSA HORTON
Notary Public - North Carolina
Wake County
My Commission Expires Jan 12, 2026

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 10, LOT NO. 17 IN A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE SITE PLAN, SECTION 2, PHASE IV, QUAIL VALLEY, OF RECORD IN PLAT BOOK 5800, PAGES 69-70, AND BOOK 5200, PAGE 383, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

MASTER DEED AND BYLAWS OF RECORD IN BOOK 5884, PAGE 534, BOOK 5903, PAGE 149, BOOK 6081, PAGE 130, SAID REGISTER'S OFFICE.

QUITCLAIM DEED TO HOA OF RECORD IN BOOK 5937, PAGE 475, SAID REGISTER'S OFFICE. HOA CHARTER OF RECORD IN BOOK 6371, PAGE 105, BOOK 7872, PAGE 35, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO PHILIP GRASSI, UNMARRIED FROM MATTHEW P. SLAWSON, UNMARRIED BY DEED DATED AUGUST 17, 2018 AND RECORDED ON AUGUST 20, 2018 IN INSTRUMENT NO. 20180820-0082351.

Parcel ID Number: 108-08-0D-010-00

Property commonly known as: 1214 Quail Road, Nashville, TN 37214