AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-495300

Karen Johnson Davidson County
Batch# 1222283 DEEDQC
12/31/2024 01:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241231-0101575

THIS DOCUMENT PREPARED BY:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 105030R00900CO

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 19 day of December, 2024 by and between

Helga Maniscalco and Joseph Daniel Maniscalco, wife and husband, residing at 226 Vince Drive, Bell Buckle, TN 37020, hereinafter referred to as Grantor(s) and

Helga Maniscalco and Joseph Daniel Maniscalco, wife and husband, residing at 226 Vince Drive, Bell Buckle, TN 37020, and **Isaak Mayrgundter, unmarried,** residing at 1225 4th Avenue South, Apartment 109, Nashville, TN 37210, **all as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. 109 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said county, to which reference is hereby made for a more complete description of said Unit.

Property Address: 1225 4th Avenue South, Apartment 109, Nashville, TN 37210

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/28/2023 under 20230828-0066916 in the Register's Office of Davidson County, Tennessee.

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.

Helga Maniscalco

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Helga Maniscalco** 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 Nashville, TN, this 19 day of December, 2024.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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

Joseph Daniel Maniscalco

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joseph Daniel Maniscalco** 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 Nashville, TN, this 19 day of December, 20 24.

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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: HELGA M. MANISCALCO (JOSEPH DANIEL MANISCALCO)

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 19 day of December, 2024

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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

Helga Maniscalco and Joseph Daniel Maniscalco
226 Vince Drive
Bell Buckle, TN 37020

Isaak Mayrgundter
1225 4th Avenue South, Apartment 109
Nashville, TN 37210

Name and address of property owner:

Helga Maniscalco and Joseph Daniel Maniscalco
226 Vince Drive
Bell Buckle, TN 37020

Isaak Mayrgundter
1225 4th Avenue South, Apartment 109
Nashville, TN 37210

Tennessee Certification of Electronic Document

I, Melissa Killmore, 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 12-19-2024 (date of document).

Melissa Killmore
Affiant Signature

12-19-2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 TH day of DECEMBER, 2024.

Shannon M Veltre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M VELTRE - Notary Public
Allegheny County
My Commission Expires June 24, 2028
Commission Number 1270193