Karen Johnson Davidson County
Batch # 1229570 DEEDQC
01/23/2025 11:11:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250123-0005300

This instrument is prepared by:
Please record and return to:
I. Dyke Tatum, Attorney
30 Burton Hills Blvd, Suite 200
Nashville Tennessee 37215

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: Sheila Mundy

Subscribed and sworn to before me this 3rd **day of** January, 2025.

Notary Public: Theresa L Smith

My Commission Expires: 9-7-26

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Nicholas James Mammarelli Caitlyn Schwab Mammarelli 312 Summerwood Lane Nashville, Tennessee 37221	Nicholas James Mammarelli Caitlyn Schwab Mammarelli 312 Summerwood Lane Nashville, Tennessee 37221	128 10 0A 041.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Michael Anthony Mammarelli and Jody Ann Mammarelli, husband and wife,** by these presents hereby transfer and quitclaim and convey unto **Nicholas James Mammarelli and Caitlyn Schwab Mammarelli, husband and wife,** their successors and assigns, all of their rights, title, and interest in and to the described tract of land in **Davidson** County, Tennessee as follows:

A certain Tract or Parcel of land Scituate in Davidson County, State of Tennessee, Being more particularly described as follows to wit:

Land in Davidson County, TN, Being Lot No. 24 on the Plan of Pine Forest, Section 2, of record in Book Plat 11700, Pages 3,4,5 and 6, Register's Office for Davidson County, TN to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mammarelli, Mike and Jody, by Deed from Beazer Homes, d/b/a Phillips Builders recorded 6/27/2001 in the Register's Office for Davidson County, Tennessee, in Instrument No. 200106270067930. See last Deed conveying said property to Mike A. Mammarelli and Jody A. Mammarelli, husband and wife dated 10/23/2009 of record in Instrument Number 20091104-0101897

This is improved property known as: **312 Summerwood Lane, Nashville Tennessee 37221**

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE LEGAL DESCRIPTION FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY HAS BEEN CONDUCTED BY PREPARER.

This instrument is prepared by:
Please record and return to:
I. Dyke Tatum, Attorney
30 Burton Hills Blvd, Suite 200
Nashville Tennessee 37215

WITNESS my hand and official seal this 3RD day of January 2025.

Michael Anthony Mammarelli

Jody Ann Mammarelli

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 3RD day of January, 2025, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Michael Anthony Mammarelli and Jody Ann Mammarelli** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville Office, Davidson County Tennessee this 3RD day of January, 2025.

Luke Martin Notary Public

My Commission Expires: July 3, 2028

