Karen Johnson Davidson County
Batch# 1245816 DEEDQC
03/11/2025 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018333

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 3 day of March, 2025.

Notary Public

My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Francesco Stramaglia	**New Owner**	**050020E11700CO**
1095 Cone Blvd		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Kelly Haines** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **Francesco Stramaglia ,** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Francesco Stramaglia and Kelly Haines, by Warranty Deed from Nathan Louis Bates and spouse, Heath Krajick, dated January 12, 2024, of record in Instrument No. 20240208-0008969, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **1095 Cone Blvd, Nashville, TN 37207**

WITNESS my/our hand(s) this 3 day of March, 2025.

Kelly Haines

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State **Kelly Haines,** the within named Grantor(s), 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, at office, this 3 day of March, 2025.

Notary Public

My Commission Expires: 12-2-28

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/3/25 (date of document).

Jennifer Russell
Affiant Signature

3/11/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

