THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is· $-0- Affiant Subscribed and sworn to before me, this 14 day of March, 2025. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026

Karen Johnson Davidson County
Batch # 1247869 DEEDQC
03/19/2025 10 15 49 AM 2 pgs
Fees $12 00 Taxes $0 00

20250319-0019495

QUITCLAIM DEED

Address New Owner: Tatiana Galliano and Ben Howard 865 Westcott Lane Antioch, TN 37013	Send Tax Bills To· New Owner	Tax Information 1870101B18000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tatiana Galliano, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Tatiana Galliano, unmarried and Benjamin Daniel Howard, unmarried, as tenants in common** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No 180 on the Plan of Phase 6, Burkitt Ridge SP Subdivision of record in Plat at Instrument No. 20231024-0083185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Tatiana Galliano by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No 20240530-0040022 Register's Office for Davidson County, Tennessee, dated May 29, 2024 and recorded on May 30, 2024.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of March 2025

Tatiana Galliano

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tatiana Galliano, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of March 2025.

Notary Public
My Commission Expires

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026