QUITCLAIM DEED

CAMILLE WOODS · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-20-2028

AJ-QCD-25-426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March 2025

Notary Public

MY COMMISSION EXPIRES 03.20.27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
William Valutis and Anthony Joseph Paladino	New Owners	092093C00200CO
(NAME) 216 Cruising Oak St	(NAME) 426 37th Ave N	Karen Johnson Davidson County Batch # 1248568 DEEDQC 03/20/2025 12 22 58 PM 2 pgs Fees $12 00 Taxes $0 00 20250320-0020503
(ADDRESS) San Marcos, TX, 78666	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANTHONY JOSEPH PALADINO ("GRANTOR")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

WILLIAM VALUTIS AND ANTHONY JOSEPH PALADINO AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 424 B, HOMES AT 424 37TH AVENUE NORTH, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20160808- 0082121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY JOSEPH PALADINO, BY WARRANTY DEED, FROM PARMESH WARRIER AND MAGGIE WARRIER, OF RECORD IN INSTRUMENT NO. 20210709-0092966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is improved property known as 426 37th Ave N, Nashville, Tennessee, 37209.

Witness our hands this the 18 day of March, 2025.

ANTHONY JOSEPH PALADINO

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTHONY JOSEPH PALADINO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18 day of March, 2025

Notary Public

My Commission Expires 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028