QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1272349 DEEDQC
05/13/2025 10:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250513-0037485

AJ-QCD-25-773

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-20-28

(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)
Frank Michael Tamberrino, II	**New Owner**	**060110B04600CO**
(NAME) **773 COTTAGE PARK DR**	(NAME)	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

FRANK MICHAEL TAMBERRINO, II, A SINGLE MAN, AND ANNMARIE LOUISE TEDESCO, A SINGLE WOMAN ("GRANTORS")

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

FRANK MICHAEL TAMBERRINO, II, A SINGLE MAN ("GRANTEE")

HIS 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 46, COTTAGE PARK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 201512030122006, AS AMENDED IN INSTRUMENT NO. 20160126-0007567 AND INSTRUMENT NO. 20160928-0102452 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID. PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FRANK MICHAEL TAMBERRINO, II AND ANNMARIE LOUISE TEDESCO, HUSBAND AND WIFE, BY QUITCLAIM DEED, FROM FRANK MICHAEL TAMBERRINO, II, OF RECORD IN INSTRUMENT NO. 20240701-0049502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID FRANK MICHAEL TAMBERRINO, II AND ANNMARIE LOUISE TEDESCO HAVING SINCE BEEN DIVORCED PER THE TERMS OF THE FINAL DECREE OF DIVORCE IN CASE NUMBER 24D1708, 4TH CIRCUIT COURT 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: **773 Cottage Park Dr, Nashville, TN, 37207.**

Witness our hands this the 8 day of May, 2025.

FRANK MICHAEL TAMBERRINO, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK MICHAEL TAMBERRINO, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 8 day of May, 2025.

Notary Public

My Commission Expires: 03-20-28

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

ANNMARIE LOUISE TEDESCO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 8 day of May, 2025.

Notary Public

My Commission Expires: 03-20-28

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