QUITCLAIM DEED

Karen Johnson
Batch # 1274091
05/16/2025 10 43 43 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250516-0038698

B-RM-18-1735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ralph Robert Mastrangelo, Jr., a single man	**NEW OWNER**	
(NAME)	(NAME)	**131-2-T-1 00CO**
2006A Galbraith Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RALPH MASTRANGELO, SR., A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RALPH ROBERT MASTRANGELO, JR., A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 2006A on the Plan of Galbraith Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit C to Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20060105-0001830, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Ralph Robert Mastrangelo, Jr , a single man and Ralph Mastrangelo, Sr , a single man, as tenants in common with right of survivorship by deed from Robert A Aflatooni, a single man of record in Instrument No 20181105-0109678, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Ralph Mastrangelo, Sr , a single man, by Quitclaim Deed from Ralph Mastrangelo, Jr , a single man of record in Instrument No 20210329-0041151, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **2006 A Galbraith Drive, Nashville, Tennessee 37215**

Witness my/our hand(s) this the 14 day of May, 2025

Ralph Mastrangelo, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH MASTRANGELO, SR , 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14 of May, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212