Karen Johnson Davidson County
Batch# 1295761 DEEDQC
07/10/2025 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250710-0054361

QUITCLAIM DEED

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

WG-QCD-25-1521

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 9 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 03.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Vetrano and husband, Joseph Feys	**Same as New Owner**	
(NAME) **1521 A Straightway Avenue,**	(NAME)	**072-14-3-O-001.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **CHRISTOPHER VETRANO,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHRISTOPHER VETRANO AND HUSBAND, JOSEPH FEYS** 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 A, as shown on the Declaration of Covenants, Conditions and Restrictions for 1521 Straightway Avenue Townhomes, of record in Instrument No. 20160614-0060157, Register's Office for said County, to which reference is hereby made for a more complete description.Being a portion of the same property conveyed to Equity Trust Company dba Sterling Trust Custodian FBO Realty and Investment Management, LLC Acct. Q10605 by Substitute Trustee's deed from Robert J. Notestine III, Substitute Trustee of record in Instrument No. 20120412-0031378 Register's Office for Davidson County, Tennessee, dated April 06, 2012 and recorded on April 12, 2012 and Scrivener's Affidavit recorded on May 04, 2012 in Instrument No. 20120504-0038528. (Value or consideration as shown in aforementioned deed $22,298.06.) Being a portion of the same property conveyed to ULO Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Equity Trust Company dba Sterling Trust Custodian FBO Realty and Investment Management, LLC Acct Q 10605 of record in Instrument No. 20160614-0060056 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 14, 2016.

Being the same property conveyed to Christopher Vetrano, an unmarried man by Warranted Deed from ULO Properties, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20170403-0032014 in the Registers 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: **1521 A Straightway Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 9th day of July, 2025.

Christopher Vetrano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER VETRANO, 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/our hand(s) this the 9 day of July, 2025.

Notary Public
My Commission Expires: 03.20.28
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **7/9/2025** (date of document).

Affiant Signature

Date **7/9/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **9** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027