Karen Johnson
Batch # 1303124
07/29/2025 08 16 34 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250729-0059612

This Instrument Prepared by Frank Kessler, Attorney at L
3126 Middleford Drive, Cookeville, TN 38506

The preparer makes no representation or warranties as to the accuracy of the legal description or the status of the title of the property as this document has been prepared based upon information furnished to the preparer It is Grantee's responsibility to **RECORD THIS DEED immediately. A failure to record could adversely affect your title.**

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OWNER:
ANDREW J. DONADIO

SEND TAX BILLS TO:
75 E. VETERANS Dr., # T207, COOKEVILLE, TN 38501

TAX INFORMATION:

Map-
Group -
Parcel -

THIS QUIT CLAIM DEED executed this 17 day of July, 2025 by and between NANCY DONADIO ("Grantor") and ANDREW J. DONADIO ("Grantee");

WITNESSETH, That Grantor for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged, does hereby convey, transfer, remise, release, relinquish and quit-claim unto Grantee, Grantee's heirs and assigns forever, all of Grantor's right, title, interest, claim and demand in and to the following described real estate, lying and being in the County of Davidson, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO THE FOLLOWING:

1. Taxes for the current year and subsequent years, which are not yet due and payable.
2. All matters of record, zoning and restrictions, prohibitions and any other requirements imposed by governmental authority; matters appearing on the plat or otherwise common to the subdivision and public utility easements of record, without the intention of reimposing the same.

SOURCE OF DESCRIPTION: The description contained herein is the same description which was used in the previous and last conveyance. The parties, their heirs, successors and assigns hereby release the preparer of this instrument from any claim or liability in the event of any inaccuracy or deficiency of said description.

PREVIOUS AND LAST CONVEYANCE being a Quit Claim Deed from ANDREW J. DONADIO to ANDREW J. DONADIO and wife, NANCY DONADIO, of record at Instrument No. 20130710-0071430 in the Register's Office for Davidson County, Tennessee.

I HEREBY QUITCLAIM to Grantee all my interest in the land together with all

appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed on the day and year first above written.

Grantor:

Nancy Donadio

NANCY DONADIO

NOTE TO REGISTER'S OFFICE: This conveyance is exempt from the payment of the privilege tax under T.C.A. 67-4-409.

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, NANCY DONADIO with whom I am personally acquainted or who produced sufficient identification, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 17 day of July, 2025

NOTARY PUBLIC

FRANK KESSLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/22/2027 PUTNAM COUNTY

My Commission Expires: 9/22/27

STATE OF TENNESSEE
COUNTY OF PUTNAM
The actual consideration or value whichever is greater, for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this 17 day of July, 2025

NOTARY PUBLIC

FRANK KESSLER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/22/2027 PUTNAM COUNTY

My Commission Expires·

Being Unit 209, and 1 parking space, University House Condominium, as shown by Master Deed of record in Instrument No. 20070418-0046460, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

Exhibit "A"