RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QMTL-31460-25

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1303569 DEEDQC
07/30/2025 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060165

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of July 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamieson Edward Filip and Carie Carlene Bradley 1175 Fitzpatrick Rd. Nashville, TN 37214	Same as Address of New Owner	108-04-0A-134-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned Jamieson Filip, hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Jamieson Edward Filip and Carie Carlene Bradley** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Final Plat, Phase II, Section IVB, Villages of Larchwood, of record in Instrument #20040115-0006250, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jamieson Filip by Warranty Deed from Iris Fay Nicoletto and Daniel Nicoletto, wife and husband, dated _____ and recorded in Instrument 202507300060163 said Register's Office.

WITNESS MY HAND, this 29th day of July 2025.

Grantor

Jamieson Filip

STATE OF TENNESSEE
COUNTY OF Davidson.

Personally appeared before me, a Notary Public, **Jamieson Filip**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 29 day of July 2025.

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/29/25 (date of document).

7/30/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/30, 2025.

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal