Karen Johnson Davidson County
Batch# 1341610 DEEDQC
11/03/2025 12:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251103-0087400

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris, III
Schulman, LeRoy & Bennett PC
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203

CHRISTY FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ -0- conveyed to Anthony E. Unti - divorce settlement.

Affiant

Subscribed and sworn to before me on the 3RD day of November 2025.

Notary Public

My Commission Expires: 3/8/2028

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
Anthony E. Unti 4903 Alvin Sperry Road Mt. Juliet, Tennessee 37122	Same	110-0-145.00

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **Victoria L. Unti,** Grantor, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Anthony E. Unti,** Grantee, his heirs and assigns, all of the right, title, and interest of Grantor in the following described real estate:

Land in Davidson County, TN, being Lot No. 1 on the Plan of Campbell and Heard Subdivision, of record in Book 8250, Page 606, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony E. Unti and wife, Victoria L. Unti, by Warranty Deed from Terry A. Campbell and wife, Susan Rebecca Campbell, dated July 18, 1996, and recorded July 19, 1996 at 10:40 A.M. in Book 10126, Page 650, Register's Office for Davidson County, Tennessee.

Subject to all plats, easements, restrictions, and other matters of record.

This is improved property known as: 4903 Alvin Sperry Road, Mt. Juliet, Tennessee 37122.

Legal Description taken from prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

In testimony whereof, the Grantors have hereunto set their signatures the day and date first above written.

By:
VICTORIA L. UNTI

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared **VICTORIA L. UNTI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand and seal at office this the 14th day of August, 2025.

Notary Public
My Commission Expires: 9/26/2027

ANDREW MICHAEL PEIFFER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 9-26-2027

202511030087400

Certificate of Authenticity

I, John I. Harris, III, 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 August 14, 2025.

John I. Harris, III, #12099
Attorney for Enbright Credit Union
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203
(615) 244-6670

November 3, 2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2025.

Notary's Signature

My Commission Expires: March 8, 2028

CHRISTY FRIZZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY