THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1371390 DEEDQC
01/21/2026 10:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260121-0004892

New Owner:	Send Tax Bills To:	Map & Parcel No:
Rita Montesi 901 Holly Forest Nashville, TN 37221	Same	142-08-0B-068.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Rita Montesi,**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **Rita Montesi, a 99% undivided interest and Steven A. Green, a 1% undivided interest as joint tenants with right of survivorship** the Grantee, their heirs and assigns forever, all of his rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 68 on the plan of condominium site of Phase III, Coronada Town Home Condominiums, of record in Book 5200, page 67, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Rita Montesi by Warranty Deed from Charles Joe Wheeler and Joseph M. Wheeler a/k/a Joseph Mark Wheeler and Charles T. Wheeler a/k/a Charles Timothy Wheeler of record in Instrument No. 20250812-0063980, Register's Office for Davidson County, Tennessee.

This is __ unimproved _X_ improved property known as **901 Holly Forest, Nashville, TN 37221**

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 20 day of January, 2024.

Rita Montesi
Rita Montesi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rta Montesi,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of January, 2024.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Nov 8 2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 20 day of January, 2024.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Nov 8, 2027