Karen Johnson Davidson County
Batch# 385030 DEEDQC
04/14/2020 08:34:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200414-0038635

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 2nd day of April, 2020* *Notary Public* *My commission expires: 6/22/20*

BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-22-2020

QUITCLAIM DEED

Name and Address of New Owner: The Steve and Karen Muscato Trust Steven Michael Muscato and Karen Elizabeth Muscato, Trustees 3217 Cobble Street Nashville, TN 37211	
Send Tax Bills To: Same	
Street Address of Subject Property: 3217 Cobble Street Nashville, TN 37211	**Map and Parcel**: 172-12-0B-186.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KAREN E. MUSCATO AND STEVEN M. MUSCATO, WIFE AND HUSBAND,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE STEVE AND KAREN MUSCATO TRUST, STEVEN MICHAEL MUSCATO AND KAREN ELIZABETH MUSCATO, TRUSTEES,** hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Section Eleven, Bradford Hills of record in Plat Book 7900, Page 496, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen E. Muscato and Steven M. Muscato, wife and husband, from Jasminka Vujic and husband, Zlatko F. Vujic, by Deed dated June 5, 2017, Instrument Number 20170629-0065496, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 2nd day of April, 2020.

KAREN E. MUSCATO

STEVEN M. MUSCATO

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **KAREN E. MUSCATO AND STEVEN M. MUSCATO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC