Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 522614 DEEDQC
12/01/2020 12:21:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201201-0139434

QUITCLAIM DEED
For Correction of Error

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
The Steve and Karen Muscato Trust 3217 Cobble Street Nashville, TN 37211	SAME	172-12-0B-186-00

WHEREAS, by Quitclaim Deed of record as Instrument Number 20200414-0038635 Register's Office for Davidson County, Tennessee, conveyed a certain tract of land in Davidson County, Tennessee, to The Steve and Karen Muscato Trust, Steven Michael Muscato and Karen Elizabeth Muscato, Trustees.;

WHEREAS, the appropriate vesting for the property should be Steven Michael Muscato and Karen Elizabeth Muscato, Trustees of the Steve and Karen Muscato Trust dated April 2, 2020;

WHEREAS, the Grantors and Grantees wish to correct said error;

NOW THEREFORE, the said grantors for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents the undersigned Steven Michael Muscato, Trustee and Karen Elizabeth Muscato, Trustee of the Steve and Karen Muscato Trust, hereinafter the GRANTOR, does hereby quitclaim and convey unto STEVEN MICHAEL MUSCATO AND KAREN ELIZABETH MUSCATO, TRUSTEES OF THE STEVE AND KAREN MUSCATO TRUST DATED APRIL 2, 2020, all right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" which is herein incorporated by this reference:

> 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 by Warranty deed from Jasminka Vujic and husband, Zlatko F, Vujic of record in Instrument No. 20170629-0065496 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on June 29, 2017.
>
> Being the same property conveyed to Steve and Karen Muscato Trust, Steven Michael Muscato and Karen Elizabeth Muscato, Trustees by Quitclaim deed from Karen E. Muscato and Steven M. Muscato, wife and husband of record in Instrument No. 20200414-0038635 Register's Office for Davidson County, Tennessee, dated April 02, 2020 and recorded on April 14, 2020.

This is improved property known as 3217 Cobble Street, Nashville, Tennessee 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 17 day of NOVEMBER, 2020.

GRANTOR

THE STEVE AND KAREN MUSCATO TRUST DATED APRIL 2, 2020

Steven Michael Muscato, Trustee

Karen Elizabeth Muscato, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Steven Michael Muscato and Karen Elizabeth Muscato,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they are the Trustees of The Steve and Karen Muscato Trust and that they as such Trustees executed the foregoing instrument for the purposes therein contained by signing their names as Trustees of The Steve and Karen Muscato Trust.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 17 day of November, 2020.

NOTARY PUBLIC

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires: Jan 8. 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 17th day of November 2020.

NOTARY PUBLIC

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires: Jan 8. 2024