THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 536057 DEEDQC
12/16/2020 02:53:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201216-0148894

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Julie K. Marzano and Mark P. Marzano, Trustees The Julie And Mark Marzano Revocable Living Trust Agreement 1304A 7th Avenue North Nashville, TN 37208	Julie K. Marzano and Mark P. Marzano, Trustees The Julie And Mark Marzano Revocable Living Trust Agreement 1304A 7th Avenue North Nashville, TN 37208	082 09 0X 008.00

This QUITCLAIM DEED, made and entered into this the 3rd day of December, 2020, and between **Julie Marzano and Mark Marzano, wife and husband**, hereinafter referred to as Grantors, and **Julie K. Marzano and Mark P. Marzano, Trustees, of THE JULIE AND MARK MARZANO REVOCABLE LIVING TRUST AGREEMENT, dated** December 3, 2020 hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the Grantors do hereby quitclaim, give, bargain, convey, and transfer unto the Grantee, its successors, heirs and assigns, any and all interest in which the Grantors have in the following described property, situated in the city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 8 and all areas designated as Common Area or Limited Common Area on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and Established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915 and as amended and restated in Instrument No. 20191018-0106918, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

DERIVATION CLAUSE: Being the same property conveyed to Julie Marzano and Mark Marzano, wife and husband, by Warranty Deed from Andrew E. Stines and Alyssa A. Stines, husband and wife, of record in Instrument No. 20200423-0042777, in the Register's Office of Davidson County, Tennessee, dated April 21, 2020 and recorded on April 23, 2020.

This is improved property known as: **1304A 7th Avenue North, Nashville, Tennessee 37208.**

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

At the request of the Grantors and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 3rd day of December, 2020.

Julie K. Marzano

Mark P. Marzano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn before me this the 3 day of Dec, 2020.

Julie Marzano
Affiant

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for County and State aforesaid, personally appeared **Julie K. Marzano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 3rd day of December, 2020.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for County and State aforesaid, personally appeared **Mark P. Marzano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 3rd day of December, 2020.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021