Karen Johnson Davidson County
Batch# 860379 DEEDQC
05/20/2022 03:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220520-0059192

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me this 4th day of May, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Donald Cuozzo and/or Jennifer Gayle Cuozzo, Trustees 123 Morton Mill Circle Nashville, Tennessee 37221	SAME	141 12 0D 123.00 150 07 0 103.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald Cuozzo and wife, Jennifer Gayle Cuozzo**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real

property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Donald Cuozzo and/or Jennifer Gayle Cuozzo, Trustees of the Donald & Jennifer Cuozzo Living Trust, established by the Revocable Trust Agreement of Donald Cuozzo and Jennifer Gayle Cuozzo dated May 4, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions was not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS our hands this 4th day of May, 2022.

Donald Cuozzo

Jennifer Gayle Cuozzo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Cuozzo and Jennifer Gayle Cuozzo, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of May, 2022.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-09-2022

Notary Public

EXHIBIT A
Legal Description

(Jennifer Gayle Cuozzo and Jennifer G. Cuozzo are one and the same person.)

141 12 0D 123.00 – 123 Morton Mill Circle

LAND in Davidson County, Tennessee, being Lot No. 123 (and driveway serving said Lot) on the Plan of the Second Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 226, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Donald Cuozzo and wife, Jennifer G. Cuozzo, by deed from Morton Mill, a Tennessee joint venture, of record in Book 9324, page 928, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Morton Mill Estates, and including the requirement that all owners of lots in Morton Mill Estates be members of the Morton Mill Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage, all as contained in instruments executed by the Grantor and recorded in Book 7546, Page 146, supplemented and amended in Book 7936, Page 704, and further supplemented and amended in Book 8079, Page 804, said Register's Office, said instruments are included in this Deed by reference and made a part hereof as though copied herein verbatim.
2. Taxes for the current year which have been assumed by the Grantees herein.
3. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Morton Mill Estates of record as aforesaid.
4. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Morton Mill Estates) is vested in Morton Mill Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7548, Page 963, said Register's Office.
5. By-Laws of the Morton Mill Homeowners' Association, Inc. of record in Book 7546, page 154, and supplemented and amended in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.

This is improved property known as 123 Morton Mill Circle, Nashville, Tennessee 37221.

150 07 0 103.00 – 3209 Country Meadow Road

LAND in Davidson County, Tennessee, being Lot No. 153 on the Plan of "The Country"-Section 4-A, of record in Book 5200, Pages 138 & 139, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Cuozzo et ux, Jennifer G. Cuozzo, by deed from David Kozma and Elizabeth M. Kozma, of record in Book 6568, page 855, Register's Office for Davidson County, Tennessee.

This is improved property known as 3209 Country Meadow Road, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 4, 2022.

05-17-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

