Karen Johnson Davidson County
Batch# 899296 DEEDQC
08/05/2022 09:43:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220805-0089171

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 CHRISTOPHER MUSCATELLO, AFFIANT Subscribed and sworn to before me, this 28th day of July 2022. NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CHRIS MUSCATELLO and LINDSEY TODD MUSCATELLO, CO-TRUSTEES 2303 Springdale Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 117 02 0 149.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Christopher Muscatello and Lindsey Muscatello, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Chris Muscatello and Lindsey Todd Muscatello, Co-Trustees of the Muscatello Joint Revocable Trust, created January 28, 2020, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2303 Springdale Drive, Nashville, Tennessee 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block 2 on the Plan of A Development of Stokes Tract of record in Plat Book 974, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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

Being the same property conveyed to Christopher Muscatello and Lindsey Muscatello, husband and wife, from Stone Oak Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20210810-0107884.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 28th day of July 2022.

Christopher Muscatello, Grantor

Lindsey Muscatello, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Christopher Muscatello,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of July 2022.

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lindsey Muscatello,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of July 2022.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

