Karen Johnson Davidson County
Batch# 904499 DEEDQC
08/17/2022 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220817-0093314

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

TKM Enterprise, LLC
1586 Cross Pointe Dr
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
161-16-0A-154.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17 day of August, 2022.

Notary Public

My Commission Expires:
9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TODD J. MEUCCI AND KARYN LYNN MEUCCI, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE TODD J. MEUCCI REVOCABLE TRUST AGREEMENT, DATED JUNE 29, 2000, AND ANY AMENDMENTS THERETO, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AND KARYN LYNN MEUCCI AND TODD J. MEUCCI, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE KARYN LYNN MEUCCI LIVING TRUST, DATED SEPTEMBER 8, 2009, AND ANY AMENDMENTS THERETO, AS TO THE REMAINING FIFTY PERCENT (50%) INTEREST** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TKM ENTERPISES, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 524 Shadow Glen Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of August, 2022.

Todd J. Meucci Revocable Trust Agreement Dated June 29, 2000, and any amendments thereto

By: Todd J. Meucci, Trustee

By: Karyn Lynn Meucci, Trustee

Karyn Lynn Meucci Living Trust, Dated September 8, 2009, and any amendments thereto

By: Todd J. Meucci, Trustee

By: Karyn Lynn Meucci, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Todd J. Meucci and Karyn Lynn Meucci, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of Todd J. Meucci Revocable Trust Agreement Dated June 29, 2000, and any amendments thereto, the within named Grantor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Todd J. Meucci Revocable Trust Agreement Dated June 29, 2000, and any amendments thereto, by the said Todd J. Meucci and Karyn Lynn Meucci as such Trustees.

Witness hand and official seal at office at Brentwood Tennessee, on this the 17th day of August, 2022.

My Commission Expires:
9-6-22

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Todd J. Meucci and Karyn Lynn Meucci, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of the Karyn Lynn Meucci Living Trust, Dated September 8, 2009, and any amendments thereto, the within named Grantor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Karyn Lynn Meucci Living Trust, Dated September 8, 2009, and any amendments thereto, by the said Todd J. Meucci and Karyn Lynn Meucci as such Trustees.

Witness hand and official seal at office at Brentwood Tennessee, on this the 17th day of August, 2022.

My Commission Expires:
9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 154 on the plan of Townhomes of Shadow Glen, as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040720-00886706, Instrument No. 20040720-0086707, Instrument No. 20040125-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, and Instrument No. 20050425-0045905, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to TODD J. MEUCCI AND KARYN LYNN MEUCCI, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE TODD J. MEUCCI REVOCABLE TRUST AGREEMENT, DATED JUNE 29, 2000, AND ANY AMENDMENTS THERETO, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AND KARYN LYNN MEUCCI AND TODD J. MEUCCI, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE KARYN LYNN MEUCCI LIVING TRUST, DATED SEPTEMBER 8, 2009, AND ANY AMENDMENTS THERETO, AS TO THE REMAINING FIFTY PERCENT (50%) INTEREST by quitclaim deed from KAREN L. MEUCCI AND TODD J. MEUCCI, WIFE AND HUSBAND, dated October 20, 2018, of record in Instrument Number 20181026-0106183, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-17-22.

Affiant Signature

8-17-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 17 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY