THIS INSTRUMENT PREPARED BY AND RETURN TO:
Mark T. Jobe, Jr.
GLANKLER BROWN, PLLC
6000 Poplar Avenue, Ste. 400
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 907960 DEEDQC
08/25/2022 09:58:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220825-0095925

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL A. RIVALTO, a married person (the "***Grantor***"), for and in consideration of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto MICHAEL A. RIVALTO, the TRUSTEE of the MICHAEL A. RIVALTO REVOCABLE LIVING TRUST dated October 21, 2020 (the "***Grantee***"), his interest in and to the following described real estate located in Shelby County, State of Tennessee, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Being the same property conveyed to Grantor pursuant to that certain Warranty Deed recorded as Instrument No. 20120314-0021752 in the Register's Office of Davidson County, Tennessee.

The above property is improved, and is municipally known as 728 Murfreesboro Pike, Nashville, Tennessee.

This conveyance is subject to restrictive covenants, building lines and easements of record, and is further subject to any unpaid city and/or county real estate taxes, the responsibility for which the grantee herein assumes and agrees to pay by accepting delivery hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this the 19 day of August, 2022.

Michael A. Rivalto

STATE OF Tennessee
COUNTY OF Shelby

On this 19 day of August, 2022, before me personally appeared MICHAEL A. RIVALTO, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My Commission Expires:
3/18/2025

Tara Tomlin Horton
Notary Public

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(F).

TARA TOMLIN HORTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES MARCH 18, 2025

Affiant

STATE OF Tennessee
COUNTY OF Shelby

Subscribed and sworn before me this the 19 day of August, 2022.

Tara Tomlin Horton
Notary Public

TAX PARCEL IDENTIFICATION NUMBER:
10607002100

OWNER AND PARTY RESPONSIBLE FOR THE PAYMENT OF TAXES:
Michael A. Rivalto, Trustee
1420 Stonebrook
Memphis, TN 38116

TARA TOMLIN HORTON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES MARCH 18, 2025

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being described according to a survey by Phillip E. Holmes, Jr., Tennessee Surveyor License No. 1728, dated July 21, 2010, File No. 10028, as follows:

Being a parcel of land located in the 15th Councilmanic District of Metropolitan Nashville and Davidson County bounded on the North and East by Interstates I-40 and 1-24, the South by Murfreesboro Road and the West by Music City Partners Instrument Number 20080724-0075765 as of record in the Register's Office for Davidson County, Tennessee and Arlington Avenue and being more particularly described as follows:

Beginning at an iron pin the northerly margin of Murfreesboro Road also being the centerline of Maplewood Avenue now closed and the southeast property comer of Music City Partners; thence with the easterly line of Music City Partners North 27 degrees 28 minutes 11 seconds east 423.64 feet to an iron pin the north east corner of Music City Partners; thence with said northerly line North 62 degrees 39 minutes 06 seconds west 355.17 feet to an iron pin in the easterly margin of Arlington Avenue; thence with easterly margin of said North 28 degrees 09 minutes 26 seconds east 29.27 feet to a concrete monument in the southerly margin of Interstate property; thence with interstate property next 6 calls south 63 degrees 08 minutes 04 seconds east 330.00. feet to a concrete monument; thence north 28 degrees 26 minutes 52 seconds east 39.52 feet to a point; thence south 62 degrees 47 minutes 46 seconds east 477.44 feet to an iron pin; thence south 43 degrees 59 minutes 46 seconds east 106.96 feet to a concrete monument; thence south 28 degrees 32 minutes 44 seconds west 263.74 feet to a point; thence south 04 degrees 55 minutes 00 seconds west 159 feet to an iron pin in the northern margin of Murfreesboro Road; thence with the northerly margin of said north 67 degrees 28 minutes 30 seconds west 549.9 feet to a point; thence north 22 degrees 32 minutes 00 seconds east 20 feet to a point; thence north 67 degrees 28 minutes 30 seconds west 15 feet to a point; thence south 22 degrees 32 minutes 00 seconds west 20 feet to a point; thence north 67 degrees 28 minutes 30 seconds west 48.10 feet to the point of beginning, containing 6.31 acres or 275, 197.0 square feet, more or less.

For Information Purposes:
Address:

728 Murfreesboro Pike
0 Murfreesboro Pike
0 Murfreesboro Pike
Nashville, Tennessee

Tax Parcels:
106 07 0 066.00
106 07 0 067.00
106 07 0 068.00