Karen Johnson Davidson County
Batch# 969543 DEEDQC
02/10/2023 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230210-0010025

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 3rd day of February, 2023. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Victor E. Giovanetti and/or Katherine E. Giovanetti, Trustees 827 Tyne Boulevard Nashville, Tennessee 37220	SAME	146 02 0 024.00

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, **Victor E. Giovanetti and wife, Katherine E. Giovanetti**, 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 **Victor E. Giovanetti and/or Katherine E. Giovanetti, Trustees of the Victor & Katherine Giovanetti Living Trust,** established by the Revocable Trust Agreement of Victor E. Giovanetti and Katherine E. Giovanetti dated February 3, 2023, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 3rd day of February, 2023.

Victor E. Giovanetti

Katherine E. Giovanetti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor E. Giovanetti and Katherine E. Giovanetti, 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 3rd day of February, 2023.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of Treemont, as of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Victor E. Giovanetti and wife, Katherine E. Giovanetti, by deed from Gary T. Byrd and Suzanne S. Byrd, husband and wife, of record as Instrument No. 20171003-0101247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the current year, which have been assumed by Grantees. Map and Parcel No. 146 02 0 024 00.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Treemont, of record in Book 6833, page 594, Book 6833, page 601, Book 8259, page 498, Register's Office for Davidson County, Tennessee.
3. By-Laws of Treemont, of record in Book 6833, page 620, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of Treemont of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.

This is improved property known as 827 Tyne Boulevard, Nashville, Tennessee 37220.

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 February 3, 2023.

February 3, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

