Karen Johnson Davidson County
Batch# 969597 DEEDQC
02/13/2023 08:23:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230213-0010107

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 JASON MARTIN GRESALFI, AFFIANT Subscribed and sworn to before me, this 6th day of January 2023. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JASON M. GRESALFI and MELISSA S. GRESALFI, TRUSTEE 239 Appleton Place, PMB 601 Nashville, TN 37203	New Owner	Map and Parcel No.: 061-15-0-304.00

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, Jason Martin Gresalfi and Melissa Sommerfield Gresalfi, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Jason M. Gresalfi and Melissa S. Gresalfi, Co-Trustees of the Gresalfi Joint Revocable Trust, created September 7, 2022, 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 3816 Baxter Avenue, Nashville, Tennessee 37216, and more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 33 on the Map of the Subdivision of Maplewood Home Tract of record in Plat Book 421, Page 174, in the

Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 33 fronts 50 feet on the easterly side of Baxter Street and runs back between lines 225 feet to a dead end.

Being the same property conveyed to Jason Martin Gresalfi and Melissa Sommerfield Gresalfi, husband and wife, from Ross Moffitt and Laine Moffitt, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20220621-0070331.

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

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 6th day of January 2023.

Jason Martin Gresalfi, Grantor

Melissa Sommerfield Gresalfi, 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 **Jason Martin Gresalfi**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of January 2023.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
11/3/2025

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 **Melissa Sommerfield Gresalfi**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of January 20232.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

