Karen Johnson Davidson County
Batch# 969597 DEEDQC
02/13/2023 08:23:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230213-0010108

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Martin Heller Potempa & Sheppard**<br>1935 21st Avenue South, Suite 100<br>Nashville, Tennessee 37212<br>(615) 800-7096<br><br>This Deed was prepared based on information provided by the parties and no independent title examination was prepared. | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for [illegible] is: $10.00<br><br>JASON GRESALFI, AFFIANT<br><br>Subscribed and sworn to before me, this 6th day of January 2023.<br><br>NOTARY PUBLIC<br><br>My Commission Expires: 11-3-2025 |

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

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **JASON M. GRESALFI and MELISSA S. GRESALFI, TRUSTEE**<br>239 Appleton Place, PMB 601<br>Nashville, TN 37203 | New Owner | Map and Parcel No.:<br><br>117-03-0A-070.00 |

**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 Gresalfi and Melissa 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 3000 Hillsboro Pike, #70, Nashville, TN 37215**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 70, on the Horizontal Property Regime for Versailles Apartments, as recorded in the Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375,

Book 7770, page 955 and Book 8434, page 719 and as shown on plat of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Jason Gresalfi and Melissa Gresalfi, husband and wife, from Gregory Callahan and Susanne A. Callahan, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20200928-0111170.

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 Gresalfi, Grantor**

**Melissa 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 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

**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 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 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

