Karen Johnson Davidson County
Batch# 970576 DEEDQC
02/14/2023 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010615

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--.

Caroll A. Marrero
Affiant

Subscribed and sworn to before me, this 8th 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 Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Caroll A. Marrero, Trustee 5153 Ravens Glen Nashville, Tennessee 37211	SAME	172 14 0B 215.00

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, **Caroll A. Marrero**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Caroll A. Marrero, Trustee of the Caroll A. Marrero Living Trust, established by the Revocable Trust Agreement of Caroll A. Marrero dated February 8, 2023**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 8th day of February, 2023.

Caroll A. Marrero

Caroll A. Marrero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroll A. Marrero, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th 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(s) 215, as shown on the map entitled Revision 2 of Winfield Park, Phase I, Section 2, of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Caroll A. Marrero and husband, William Marrero, by deed from Kiernan J. Cloonan, of record as Instrument No. 20200908-0101996, Register's Office for Davidson County, Tennessee.

Caroll Marrero and Caroll A. Marrero are one and the same person.

William Marrero died on May 20, 2023.

This is improved property known as 5153 Ravens Glen, Nashville, Tennessee 37211.

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 8, 2023.

February 8, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of February, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

