Karen Johnson Davidson County
Batch# 983625 DEEDQC
03/23/2023 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230323-0021095

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2023.

Notary Public

My Commission Expires: 7/16/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
L. Gino Marchetti, Jr. and/or Jeanne M. Marchetti, Trustees 4300 Warner Place Nashville, Tennessee 37205	SAME	130-11-0 036.00

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, **Jeanne M. Marchetti**, 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 and the Grantor's spouse, 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 **L. Gino Marchetti, Jr. and/or Jeanne M. Marchetti, Trustees of the Gino & Jeanne Marchetti Living Trust, established by the Revocable Trust Agreement of L. Gino Marchetti, Jr. and Jeanne M. Marchetti dated March 9, 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 my hand this 9th day of March, 2023.

Jeanne M. Marchetti

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 Jean M. Marchetti, 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 9th day of March, 2023.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Plan of Warner Place Subdivision, of record in Book 5200, Page 504, Register's Office for Davidson County.

Said Lot No. 1, which is a corner lot, fronts 166.86 feet on the northerly margin of Warner Place and fronts 258.98 feet on the westerly margin of Lynnwood Boulevard, extends back 160.00 feet on the northerly line and 211.62 feet on the westerly line to a point of intersection.

Being the same property conveyed to Jeanne M. Marchetti by deed from L. Gino Marchetti, Jr., of record in Book 9786, page 586, Register's Office for Davidson County, Tennessee.

This is improved property known as 4300 Warner Place, Nashville, Tennessee 37205.

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 3/9/23.

3/9/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of March, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

