Karen Johnson Davidson County
Batch# 989027 DEEDQC
04/05/2023 03:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230405-0024970

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--10.00--.

Neal Cappellino, Grantor, Affiant

Subscribed and sworn to before me, this 5th day of April, 2023.

Notary Public
My Commission Expires: February 9, 2025

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Neal Cappellino; Trustee of the Neal Cappellino Living Trust 759 Bresslyn Road Nashville, TN 37205	SAME	1441 N 038.00 000

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, Neal Cappellino, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable 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 **Neal Cappellino, Trustee of the Neal Cappellino Living Trust, established by the Trust Agreement dated April 5, 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 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 our hands this 5th day of April, 2023.

Neal Cappellino

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal Cappellino, 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 5th day of April, 2023.

My Commission Expires: February 9, 2025

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 141 on the plan of Brook Meade, Section Five, of record in Plat Book 2133, Pages 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete of the property.

Being the same property conveyed to Neal Cappellino by Quitclaim Deed from Karen Lennae Cappellino, dated June 29, 2020 and recorded August 9, 2021, in Instrument No. 20210809-0106991, in said Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Matthew Mullins, 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 4/5/2023.

Date

Matthew Mullins

Affiant Signature

4/5/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of April, 2023.

Keely Mullins

Notary's Signature

My Commission Expires: 2/9/2025

Date

Notary's Seal (if on paper)

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025