Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN § 66-24-121(a), THE LEGAL SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 989959 DEEDWARR
04/10/2023 12 58 55 PM 3 pgs
Fees $17 00 Taxes $0 00
20230410-0025850

MARK GRAZIANO, ET UX

TO: WARRANTY DEED

MARK CHARLES GRAZIANO and ALYSON ELIZABETH YOUNG, Trustees of the GRAZIANO-YOUNG FAMILY REVOCABLE TRUST dated April 6, 2023

THIS DEED OF REALTY, executed as of the 10 day of April, 2023, by Grantors, MARK GRAZIANO and ALYSON ELIZABETH YOUNG, husband and wife, to Grantees, MARK CHARLES GRAZIANO and ALYSON ELIZABETH YOUNG, Trustees of the GRAZIANO-YOUNG FAMILY REVOCABLE TRUST dated April 6, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61 on the plan of D.T. McGavock's Subdivision Addition to Nashville, as shown by plat of record in Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Mark Graziano and Alyson Elizabeth Young, husband and wife, by Warranty Deed from Janeen R. Griffin, an unmarried woman, dated October 26, 2018, and recorded October 30, 2018, of record in Instrument No. 20181030-0107256, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenants that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

MARK GRAZIANO Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARK GRAZIANO, the within named 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 the 12 day of April, 2023.

My Commission Expires:
09/08/25.

ERIN WALTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

ALYSON ELIZABETH YOUNG Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ALYSON ELIZABETH YOUNG, the within named 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 the 10 day of April, 2023.

My Commission Expires:
09/08/25.

ERIN WALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

Mark Charles Graziano and
Alyson Elizabeth Young, Trustees of the
Graziano-Young Family Revocable Trust
1834 4th Ave N
Nashville, TN 37208

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

1834 4th Ave N
Nashville, TN 37208

Map and Parcel No.:

081 04 0 162.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).