THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

2549 Bethwood, LLC, an individually protected series of Pelzino Ventures, LLC, a series LLC
1027 McClurkan Ave.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 997819 DEEDQC
05/01/2023 09 27 51 AM 2 pgs
Fees: $12.00 Taxes $0 00

Send Tax Bill to:
Owner

20230501-0031758

Map-Parcel Number:
07201003800

State of Tennessee
County of DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2023.

Notary Public

My Commission Expires: July 3, 2023

DEBRA P MOLNAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALECE RONZINO, MARRIED** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **2549 BETHWOOD, LLC, AN INDIVIDUALLY PROTECTED SERIES OF PELZINO VENTURES, LLC, A SERIES LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2549 Bethwood Dr., Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned has executed this instrument this

26th day of April, 2023.

By: Alece Ronzino

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 **Alece Ronzino**, 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 this 26th day of April, 2023.

My commission expires: July 3, 2023 Notary Public

DEBRA P MOLNAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2023

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 108 on the plan of Shepardwood S/D Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Said Lot fronts 61.28 feet on the southerly margin of Bethwood Drive and runs back 136.15 feet on the westerly line and 127.001 feet on the easterly line to a dead line in the rear, on which is measures 79.75 feet.

Being the same property conveyed to Alece Ronzino, an unmarried woman by Warranty Deed from David L. Liles and Nancy J. Liles, husband and wife, dated March 4, 2016, of record in 20160309-0022446, said Register's Office.

The said Alece Ronzino having since married, but her spouse has not resided in the above described property.