Karen Johnson Davidson County
Batch# 1011085 DEEDQC
06/05/2023 10:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230605-0042310

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

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

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Michael D. Morello II 1356 East Gulf Beach Drive St. George Island, Florida 32328	-SAME-	052 08 0 126.00 052 08 0 127.00

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Michael D. Morello and Karen Lea Coover, Trustees of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D. Morello and Karen K. Morello dated May 16, 2022,** hereinafter called the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is

hereby acknowledged, hereby release, remise and quitclaim unto **Michael D. Morello II** all of the Grantors' right, title and interest, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are 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 June, 2023.

MICHAEL & KAREN MORELLO FAMILY TRUST

By: Michael Morello
Michael D. Morello, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Morello, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2023.

My Commission Expires: _____

Lindsay Hamada
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

MICHAEL & KAREN MORELLO FAMILY TRUST

By: Karen Lea Coover
Karen Lea Coover, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Lea Coover, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2023.

My Commission Expires: LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Lindsay Hamada
Notary Public

EXHIBIT A
Legal Descriptions

052 08 0 126.00 - 1153 Sioux Terrace, Nashville, Tennessee 37115.

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat Section One, Meadow Bend Subdivision of record in Plat Book 5200, Page 600, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as 1153 Sioux Terrace, Nashville, Tennessee 37115.

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052 08 0 127.00 - 1157 Sioux Terrace, Nashville, Tennessee 37115.

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Meadow Bend Subdivision, Section 1, of record in Plat Book 5200, Page 600, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as 1157 Sioux Terrace, Nashville, Tennessee 37115.

Both tracts being the same property conveyed to Michael D. Morello and/or Karen K. Morello, Trustees of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D. Morello and Karen K. Morello dated May 16, 2022, by deed from Karen K. Morello and husband, Michael D. Morello, of record as Instrument No. 20220520-0058946, Register's Office for Davidson County, Tennessee.

Karen K. Morello died January 22, 2023. Upon the death of Karen K. Morello, Michael D. Morello and Karen Lea Coover became the Trustees of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D. Morello and Karen K. Morello dated May 16, 2022.

This conveyance is subject to:

1. Current and subsequent years' State and County taxes, which have been assumed by the Grantee;
2. All matters shown on the Plan of record in Plat Book 5200, page 600, Register's Office for Davidson County, Tennessee;
3. Restrictions of record in Book 6180, page 252, Register's Office for Davidson County, Tennessee;
4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and
5. Any and all existing easements and restrictions as shown of record not stated herein.

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 June 5, 2023.

June 5, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024