Karen Johnson Davidson County
Batch# 1035494 DEEDQC
08/07/2023 12:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230807-0060980

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF ~~FLORIDA~~ TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 28th day of July, 2023. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Morello and Michele Morello, Trustees 1356 East Gulf Beach Drive St. George Island, Florida 32328	SAME	052 08 0 126.00 052 08 0 127.00 146 16 0 078.00

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, **Michael Morello**, 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 **Michael Morello and Michele Morello, Trustees of the Michael and Michele Morello Revocable Trust, established by the Revocable Trust Agreement of Michael Morello and Michele Morello dated July 28, 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.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 28th day of July, 2023.

Michael Morello

STATE OF FLORIDA)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Morello, 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 28th day of July, 2023.

My Commission Expires: 4.18.2027

Notary Public
Kristy Branch Banks

KRISTY BRANCH BANKS
Commission # HH 342742
Expires April 18, 2027

EXHIBIT A

Legal Description

052 08 0 126.00
1153 Sioux Terrace

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.

Being the same property conveyed to Michael D. Morello II by deed from 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, of record as Instrument No. 20230605-0042310, Register's Office for Davidson County, Tennessee.

Michael Morello and Michael D. Morello II are one and the same person.

This conveyance is subject to:

1. Current and subsequent years' State and County taxes, which have been assumed by the Grantees;
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.

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

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052 08 0 127.00
1157 Sioux Terrace

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.

Being the same property conveyed to Michael D. Morello II by deed from 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, of record as Instrument No. 20230605-0042310, Register's Office for Davidson County, Tennessee.

Michael Morello and Michael D. Morello II are one and the same person.

This conveyance is subject to:

1. Current and subsequent years' State and County taxes, which have been assumed by the Grantees;
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.

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

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146 16 0 078.00
495 Brentlawn Drive

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Brentwood Hall, Section V, as of record in Plat Book 2133, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Morello by deed from Stephan Slowey and wife, Jennie Slowey, of record as Instrument No. 20120509-0040107, Register's Office for Davidson County, Tennessee.

Michael Morello and Michael D. Morello are one and the same person.

This is improved property known as 495 Brentlawn Drive, Nashville, Tennessee 37220.

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 July 28, 2023.

August 7, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

