This instrument was prepared by
Name Shauna Dixon Esq
Address 40 Burton Hills Blvd
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup com

Karen Johnson Davidson County
Batch# 1060430 DEEDQC
10/13/2023 12 21 20 PM 1 pg
Fees $12 00 Taxes· $0 00

20231013-0080358

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
13 **Day of** October, 2023.
Deputy Register

New owner

After recording, mail document and tax statements to
Name Nina Sunseri (both Grantor/Grantee)
Address 405 N Alvord St, Ridgecrest, CA 93555

QUIT CLAIM DEED

This Quitclaim Deed (the "Deed") is made effective by **Nina Sunseri,** (the ' Grantor") on this the 4th day of October, 2023, for and in consideration of the sum of One and no/100 Dollars, ($1 00) do(es) hereby bargain, sell, release, remise, quit claim and convey unto ***The Tennessee Living Trust of Nina Sunseri,*** a Trust (the "Grantee") and all rights, title and interest in and to the following described real estate, to wit

Legal Description.

Land on Davidson County, Tennessee, being Lot No 12 on the Plan of Second Revised Valley View Subdivision, Section One of record in Plat Book 2331, Page 113, in the Register's Officer for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property

Being the same property conveyed to Nina Sunseri, unmarried by Warranty deed from Jamie E English, unmarried of record in Instrument No 20190514-0045540 Register's Officer for Davidson County, Tennessee dated May 13th, 2019, and recorded on May 14th, 2019

Being the same property conveyed to Jamie E English, unmarried by Warranty deed from Brandon Jay Crawford and Andrea Crawford, husband and wife of record in Instrument No 20100629-0050506 Register's Office for Davidson County, dated June 25, 2010, and recorded on June 29th, 2010 Jamie E English having since married and now known as Jamie English Duffy Subject property has never been primary resident of the spouse of Jamie English Duffy

Map Parcel Numbers
104 01 0 099 00

Mailing address

3817 Sentinel Drive, Nashville Tennessee 37209

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 4th day of Oct, 2023

Nina Sunseri
Nina Sunseri (Grantor/ Grantee)
Signature

Nina Sunseri
Nina Sunseri (Grantor/Grantee)
Print

STATE OF Tennessee

COUNTY OF Davidson

TERRENCE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nina Sunseri with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained

Witness my hand and seal this 4th day of October 2023

Terrence Harris
Notary Public

My commission expires 05/09/2026