This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1073150 DEEDQC
11/17/2023 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231117-0089744

QUITCLAIM DEED

Address New Owners:
Ambra Pozzi, Co-Trustee
Roy Zent, Co-Trustee
Pozzi-Zent 2023 Trust
1824 Cromwell DR
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
158 11 0 001.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Roy Zent and Ambra Pozzi (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Ambra Pozzi and Roy Zent, and their successors in trust, as Co-Trustees of the Pozzi-Zent 2023 Trust. a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, TN, BEING Lot No. 19 on the Plan of Forrest Trails, of record in Plat Book 3700, pages 24 and 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Roy Zent and Ambra Pozzi, by Warranty Deed from Joseph R. Dockery and wife, Sylvia H. Dockery, of record at Instrument No. 20010927-0104867, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1824 Cromwell Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including restrictions of record in Book 3929, page 248; Plan of record in Book 3700, pages 24 and 25.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Pozzi-Zent 2023 Trust dated November 16, 2023, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Roy Zent and wife, Ambra Pozzi, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 16th day of November, 2023.

Roy Zent, Grantor

Ambra Pozzi, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Roy Zent, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of November, 2023.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ambra Pozzi, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 16th day of November, 2023.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Roy Zent, Affiant

Subscribed and sworn to before me this 16th day of November, 2023.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 November 16, 2023.

Carolyn S. Wenzel

Carolyn S. Wenzel

11/17/23

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of Noember, 2023.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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