This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 5th day of January, 2024. TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY Notary Public My Commission Expires: 5-21-25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(B).**

QUITCLAIM DEED

THIS INDENTURE, made this 5th day of January, 2024, among:

TIMOTHY MONDELLO AND ALYSSA MONDELLO, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ALYSSA MONDELLO AND TIMOTHY MONDELLO, TRUSTEES OF THE MONDELLO FAMILY TRUST DATED JANUARY 5, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Unit B on the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for the Modernist Villas at Sigler Street A Horizontal Property Regime with Private Elements of record in Instrument No. 20210106-0002957 which amends Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Modernist Villas at Sigler Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201125-0138553, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Timothy Mondello and Alyssa Mondello, husband and wife, by Warranty Deed from Prestige PMC, LLC, dated January 14, 2022, and recorded January 18, 2022, in Instrument No. 20220118-0006519, in said Register's Office for Davidson County, Tennessee.

This improved property is situated at 1213 B Sigler Street, Nashville, TN 37203.

Karen Johnson
Batch # 1093012
01/23/2024 02:47:32 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240123-0004336

THIS DEED has been prepared solely upon information furnished by **Timothy Mondello and Alyssa Mondello.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

TIMOTHY MONDELLO

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Timothy Mondello**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2024.

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

ALYSSA MONDELLO

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Alyssa Mondello**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2024.

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Timothy Mondello and Alyssa Mondello, Trustees
Mondello Family Trust dated December 27, 2023
1213 B Sigler Street
Nashville, TN 37203

Responsible Party For Taxes:

Timothy Mondello and Alyssa Mondello, Trustees
Mondello Family Trust dated December 27, 2023
1213 B Sigler Street
Nashville, TN 37203

Tax Map and Parcel: 093133E00100CO