Karen Johnson Davidson County
Batch# 1120020 DEEDQC
04/08/2024 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240408-0024459

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

David P. DeMarco, Affiant

Subscribed and sworn to before me this 12th day of February, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
David P. DeMarco, Trustee Jerri M. DeMarco, Trustee 860 Robertson Academy Road Nashville, TN 37220	Same	13214003500

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **David P. DeMarco and Jerri M. DeMarco**, husband and wife, the "**Grantors**" do hereby convey and quitclaim unto **David P. DeMarco and Jerri M. DeMarco, Co-Trustees of the DeMarco 2024 Community Property Trust dated February 12, 2024**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 12th day of February, 2024.

David P. DeMarco

Jerri M. DeMarco

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared David P. DeMarco and Jerri M. DeMarco, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12th day of February, 2024.

Notary Public
My Commission Expires: 05/05/2025

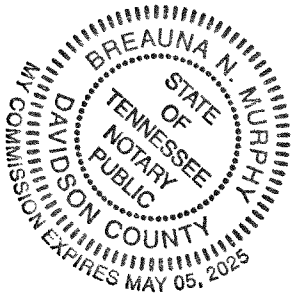


EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County, described as follows:

Said Lot No. 81 fronts 160 feet on the southerly side of Van Leer Drive and runs back between lines, measuring 300.05 feet on the westerly line and 282.95 feet on the easterly line, to a dead line in the rear on which it measures 175 feet.

Being the same property conveyed to David P. DeMarco and wife, Jerri M. DeMarco, by deed from Louis Raphael DeMarco and David P. DeMarco, of record in Instrument No. 20160208-0011853, dated January 29, 2016, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 885 Van Leer Drive, Nashville, TN 37220

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 February 12, 2024 (date of document).

Affiant Signature

4/3/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

