Karen Johnson Davidson County
Batch# 1122603 DEEDQC
04/15/2024 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026320

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marcel Rodriguez Ramazzini and Carrie Anne Berryman, Co-Trustees 902 Cadillac Avenue Nashville, TN 37204	Same	132 09 0 078.00 132 09 0 077.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MARCEL RODRIGUEZ RAMAZZINI and CARRIE ANN BERRYMAN (collectively, the "Grantor"), hereby quitclaim and convey to MARCEL RODRIGUEZ RAMAZZINI and CARRIE ANNE BERRYMAN, CO-TRUSTEES OF THE MRCB COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Parcel One:

Land in Davidson County, Tennessee, Being Lot No. 32, Subdivision of Lots 27, 28, 36 through 43 and Part of Lots 35 and 44, Oak Hill No. 1, as shown on plat of record in Plat Book 547, page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by deed of record as Instrument #20140428-0035367, Register's Office for Davidson County, Tennessee.

Parcel Two:

Land in Davidson County, Tennessee, being Lot No. 31, as shown on the map entitled Oak Hill subdivision No. 1, of record in plat of record in Plat Book 547, page 52, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by deed of record as Instrument #20230728-0058308, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 and 902 Cadillac Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 12th day of April, 2024.

MARCEL RODRIGUEZ RAMAZZINI

CARRIE ANNE BERRYMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Marcel Rodriguez Ramazzini and Carrie Anne Berryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 12 day of April, 2024.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

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

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

36978449.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 12, 2024 (date of document).

Affiant Signature

04/12/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

