Karen Johnson Batch # 1134682 05/15/2024 08:24:21 AM Fees: $12.00 Taxes: $0.00 20240515-0035719 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 2024. Notary Public MY COMMISSION EXPIRES: 8/13/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Sapino Family Revocable Living Trust	**Same**	**141-07-0-B** **100 co**
(NAME) **7133 Somerset Farms Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **RONALD A. SAPINO and wife, CYNTHIA L. SAPINO,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **RONALD ALAN SAPINO and CYNTHIA LYNN SAPINO, TRUSTEES OF THE SAPINO FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF RONALD ALAN SAPINO and CYNTHIA LYNN SAPINO, Dated April 16, 2024,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 84 on the First Revision of Somerset Farms, Section 4, Phase 1, a Planned Unit Development, as of record in Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Somerset Farms, a Tennessee Joint Venture, by Quitclaim Deed from Raymond Zimmerman, and being filed for record simultaneously herewith.

BEING the same property conveyed to RONALD A. SAPINO and wife, CYNTHIA L. SAPINO, by Warranty Deed from Somerset Farms, A Tennessee Joint Venture, dated September 26, 1996, recorded September 30, 1996, of record in Book 10207, Page 415203, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Somerset Farms, a record in Book 8556, Page 11, supplement and amendment in Book 9383, Page 526, and re-recorded in Book 9662, Page 869, and further amended in Book 10190, Page 182, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, Book 8235, Page 521, and Book 8584, Page 20, all of

record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The said Ronald A. Sapino is one in the same as Ronald Alan Sapino, for purposes of this transaction.

The said Cynthia L. Sapino is one in the same as Cyntia Lynn Sapino, for purposes of this transaction.

The previous conveyance of record has been included in legal description for reference.

Unimproved ( )
This is improved (X) property, known as: **7133 Somerset Farms Drive, Nashville, TN 37221**

Witness our hands, this the 16th day of April, 2024.

Ronald A Sapino
RONALD A. SAPINO

Cynthia L. Sapino
CYNTHIA L. SAPINO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD A. SAPINO** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 16th day of April, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CYNTHIA L. SAPINO** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 16th day of April, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026