Karen Johnson Davidson County
Batch# 1141127 DEEDQC
05/31/2024 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240531-0040389

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--0.00

Nicholas Carulla, Grantor, Affiant

Subscribed and sworn to before me, this 30 day of May, 2024.

Notary Public
My Commission Expires: July 27, 2026

MATTHEW MULLINS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/27/2026 WILSON COUNTY

Address of new owners:

Nicholas Carulla
5816 Morrow Road
Nashville, TN 37209

Send Tax Bills to:

SAME

Map-Parcel Numbers:

091-06-0-034.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nicholas Carulla, Trustee of the Revocable Trust of Nicholas Carulla dated April 1, 2024, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to Nicholas Carulla, an unmarried man, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Nicholas Carulla, unmarried**, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 30 day of May, 2024.

Nicholas Carulla

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Carulla, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of May, 2024.

My Commission Expires: 7/27/26

Notary Public

MATTHEW MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Preliminary Plan of Morrow Road Subdivision, not of record, described according to a survey made by W. W. Turner Company, Engineers, May_, 1949, as follows:

Beginning on the Northerly margin of Morrow Road at the corner of Lots Nos. 11 and 12, said point also being 620 feet Easterly from the Easterly margin of 60th Avenue North; thence with the line between said two lots, Northwardly 125 feet; thence Easterly 60 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, Southwardly 125 feet to the Northerly margin of said Morrow Road; thence with the same, Westwardly 60 feet to the beginning.

Being the same property conveyed to Nicholas Carulla, Trustee of the Revocable Trust of Nicholas Carulla dated April 1, 2024 by Quitclaim Deed from Nicholas Carulla, of Record in Instrument No. 20240401-0022444 Registers Office for Davidson County, Tennessee, dated April 1, 2024.

Certificate of Authenticity

I, Matthew Mullins, 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 5/30/24.

Date

Matthew Mullins

Affiant Signature

5/30/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30 day of May, 2024.

Maxwell Mullins

Notary's Signature

My Commission Expires: 7/27/26

Date

Notary's Seal (if on paper)

