Karen Johnson Batch # 1164833 08/01/2024 10:33:17 AM Fees: $12.00 Taxes: $0.00 20240801-0058355 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 31 DAY OF July 2024. Notary Public MY COMMISSION EXPIRES: 8/5/2026 (AFFIX SEAL)

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 Kathleen Marie Abruzzo Revocable Living Trust	**Same**	**128 3 B 11.00 CO**
(NAME) **640 Williamsport Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **KATHLEEN M. ABRUZZO, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **KATHLEEN MARIE ABRUZZO, TRUSTEE OF THE KATHLEEN MARIE ABRUZZO REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THE KATHLEEN MARIE ABRUZZO REVOCABLE LIVING TRUST, Dated July 31, 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. 11 on the Plan of Williamsport Subdivision, Section One, of record in Book 7900, pages 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John Abruzzo and wife, Kathleen M. Abruzzo, by Warranty Deed from Janet C. Winn and husband, Joshua N. Winn, dated December 26th, 2001, and recorded on January 7, 2002, of record in Instrument No. 20020107-0001848, Register's Office for Williamson County, Tennessee.

The said John Abruzzo having died on August 15, 2021, leaving behind his wife, Kathleen M. Abruzzo as owner as Tenants by the Entireties.

This conveyance is subject to the following: Declaration of Covenants, Conditions, and Restrictions of record in Book 9144, page 703; Charter of record in Book 9144, page 697; Plan of record in Book 7900, page 628 and 629; all in the Register's Office for Davidson County, Tennessee.

The said Kathleen M. Abruzzo and Kathleen Marie Abruzzo are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **640 Williamsport Court, Nashville, TN 37221**

Witness our hands, this the 31st day of July, 2024.

Kathleen M. Abruzzo
KATHLEEN M. ABRUZZO

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 **KATHLEEN M. ABRUZZO** 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 her name in such capacity.

Witness my hand and official seal, this 31st day of July, **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