Karen Johnson Davidson County
Batch# 1183649 DEEDQC
09/19/2024 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,819.46
20240919-0072755

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $491,747.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Christopher Michael Marconcini, Trustee 614 Hume Street Nashville, TN 37208	SAME	081 12 0P 002.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection as a gift, **Glen M. Marconcini**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Christopher Michael Marconcini, Trustee of the 614 Hume Street Trust dated September 13, 2024**, and to his 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 and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 my hand this 13th day of September, 2024.

Glen M. Marconcini

Glen M. Marconcini

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 Glen M. Marconcini, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of September, 2024.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit Bas shown on Plat attached as Exhibit "C" to the Declaration Establishing Townhomes of Hume Street and 7th Avenue, of record in Instrument No. 20100915-0073268, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declarations recorded at Instrument No. 20150327-0026706 and Instrument 201604280041543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glen Marconcini and Kimberly Marconcini, husband and wife, by deed from Kenneth E. Barrett, a single man, of record as Instrument No. 20210525-0071018, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Glen M. Marconcini by deed from Kimberly Marconcini, of record as Instrument No. 20240918-0072494, Register's Office for Davidson County, Tennessee.

Glen M. Marconcini and Glen Marconcini are one and the same person. Glen M. Marconcini and Glen Marconcini are one and the same person. Kimberley Marconcini and Kimberly Marconcini are one and the same person.

This conveyance is subject to the following: Current year's State and County taxes, which have been assumed by the Grantee. All matters shown on the plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 201009150073268 and Amendment Declarations of record in Instrument 201503270026706 and Instrument 201604280041543, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This is improved property known as 614 Hume Street, Nashville, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 13, 2024.

September 19, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of September, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

