Karen Johnson
Batch # 1213133
12/06/2024 01 13 27 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241206-0094906

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JAMES A. LAROSA, AFFIANT Subscribed and sworn to before me, this 2 day of December 2024. NOTARY PUBLIC My Commission Expires: 01-04-2027 JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JAMES LAROSA, TRUSTEE 4141 Brandywine Pointe Blvd. Old Hickory, TN 37138	New Owner	Map and Parcel No.: 064 03 0B 038.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, James A. LaRosa, ("Grantor") do hereby quitclaim, transfer and convey unto James LaRosa, Trustee of the James LaRosa Revocable Trust, created May 29, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4141 Brandywine Point Blvd., Old Hickory, TN 37138, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 219 on the Plan of Phase Three, Section One, Brandywine Pointe Subdivision, a plat of which is of record in Plat Book 7900, Page 405 and 406, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to James A. LaRosa, as his sole and separate property, from Janet M. LaRosa by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240424-0029590.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2 day of DECEMBER 2024.

James A. LaRosa, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James A. LaRosa**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of DECEMBER 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JAN. 4, 2027