***Information was provided from parties involved. No search of public records was performed.***

**THIS INSTRUMENT PREPARED BY:**
Meridian Law. PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1213344 DEEDQC
12/09/2024 09 50 58 AM 3 pgs
Fees $17 00 Taxes $0 00
20241209-0095242

**Address New Owner(s)**
Edward A. Maratea, Jr
Trustee of the Ed Maratea, Jr RLT dt 12/3/24
307 Riverstone Blvd, Nashville, TN 37214

**Send Tax Bills To:**
Edward A. Maratea, Jr.
Trustee of the Ed Maratea, Jr. RLT dt 12/3/24
307 Riverstone Blvd, Nashville, TN 37214

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Edward Maratea, Jr., a single man**, residing at 307 Riverstone Blvd, Nashville, TN 37214 (hereinafter the "Grantor") hereby quitclaim and convey unto **Edward A. Maratea, Jr. as Trustee of The Ed Maratea, Jr. Revocable Living Trust dated December 3, 2024, and any amendments thereto,** (the "Grantee"), and his successors in interest and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

**Parcel Address: 307 Riverstone Blvd, Nashville, TN 37214.**

**Tax/ Parcel: 085-14-0A-307-00**

**Legal Description: See SCHEDULE A**

Said property is conveyed to the Grantee together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, for the use and benefit of said Grantee forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustee of the said Trust and his successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be executed on **this 3rd day of December, 2024.**

Edward G Maratea Jr

**Edward Maratea, Jr.**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On **this 3rd day of December, 2024**, before me, the undersigned, personally appeared **Edward Maratea, Jr.**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal.

**Notary Public**
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is **$0.00**.

**Affiant: Edward Maratea, Jr.**

Subscribed and sworn to before me, **this 3rd day of December, 2024**.

**Notary Public**
My Commission Expires 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

# SCHEDULE A

*Legal Description*

Lying and being in Davidson County, Tennessee,, and being Unit No. 21 on the Plan of Condominium Plat, Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Maratea, Jr., a single man, from Jonathan R. Powers as Trustee of the Powers Family Trust u/a dated June 4, 2018 via a Warranty Deed which is dated June 7, 2024 and is recorded as Instrument No. 20240610-0043239 Register's Office, Davidson County, Tennessee.