Karen Johnson Davidson County
Batch# 1219019 DEEDQC
12/26/2024 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241226-0099622

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF DECEMBER, 2024. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TAYLOR LANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2026 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MVH DESCENDANTS' TRUST FBO LISA HARRELL GALASSINI (NAME)	NEW OWNER (NAME)	158 03 0 038.00
1917 KINGSBURY DRIVE NASHVILLE, TN 37215 (ADDRESS)	5675 MUSTANG VALLEY TRAIL WIMBERLY, TX 78676 (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of December, 2024, the undersigned, **LISA H. GALASSINI AND DAVIS GALASSINI, MOTHER AND SON**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **LISA HARRELL GALASSINI, TRUSTEE OF THE MVH DESCENDANTS' TRUST FBO LISA HARRELL GALASSINI ORIGINALLY CREATED ON DECEMBER 29, 2007, BY AND BETWEEN MICHAEL V. HARRELL, AS SETTLOR AND TRUSTEE**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1917 KINGSBURY DRIVE, NASHVILLE, TN 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 477 on the plan of RESUBDIVISION OF LOT 36, SECTION II AND RESUBDIVISION OF LOT 477, SECTION VI OF HILLSBORO PARK, of record in Plat Book 8250, Page 633, Register's Office for said County.

Being the same property conveyed to Lisa H. Galassini and Davis Galassani, Wife and Husband, by Warranty Deed from Morris Jacobus Brown, III and Kathy R, Brown, Husband and Wife, of record in Instrument No. 20231208-0094747, in the Register's Office of Davidson County, Tennessee, dated December 07, 2023 and recorded on December 08, 2023 and corrected by an Affidavit of Scrivener's Error dated December 11, 2024 and recorded on December 11, 2024 in Instrument No. 20241211-0096286, in the Register's Office of Davidson County, Tennessee.

This improved property more commonly known as 1917 Kingsbury Drive, Nashville, TN 37215.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 19th day of December, 2024.

GRANTOR: LISA H. GALASSINI

STATE OF TEXAS)
COUNTY OF HAYS)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LISA H. GALASSINI**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of December, 2024.

Notary Public

10/28/2025
My Commission Expires

Sarah M Kimball
Notary Public, State of Texas
Comm. Expires 10/28/2025
Notary ID 13341943-3

202412260099622

GRANTOR: DAVIS GALASSINI

Davis Galassini 12/19/24

STATE OF Florida)
COUNTY OF Collier)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DAVIS GALASSINI**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of December, 2024.

Mary L Waltman 01/04/2028

Notary Public My Commission Expires

Mary L Waltman

MARY L WALTMAN
Notary Public - State of Florida
Commission # HH 478087
My Comm. Expires Jan 4, 2028
Bonded through National Notary Assn.

202412260099622

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 23, 2024

Affiant Signature

12/23/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of December, 20 24.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY