This Instrument Prepared by:
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Franklin, TN 37067
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 20th day of January, 2025

Notary Public

SHANNON LASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-17-2028

My Commission Expires: October 17, 2028

Karen Johnson Davidson County
Batch# 1228835 DEEDQC
01/22/2025 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250122-0005041

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Molly Sehring and Giovani Badilla, Trustees **335 Valeria Street** **Nashville, TN 37210**	**NEW OWNER**	**119-01-0-426.00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Molly McDonald Sehring,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Molly Sehring and Giovanni Badilla, as Trustees for The Sehring/Badilla Family Living Trust, Dated January 20, 2025**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Being Lot No. 22 on the Plan of the W.G. Thuss Addition of record in Book 332, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Molly McDonald Sehring by Warranty Deed from Henry Pile, an unmarried man, of record in Instrument Number 20081212-0119589, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **335 Valeria Street Nashville, TN 37210**

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

WITNESS my hand this 20th day of January, 2025.

Molly McDonald Sehring

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Molly McDonald Sehring**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of January, 2025.

[SEAL]

SHANNON ASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-17-2028

Notary Public

My Commission Expires: October 17, 2028

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **January 20, 2024**.

Affiant Signature

1/20/2025
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 20th day of January, 2024.

Notary's Signature

My Commission Expires: 10/17/28

