Karen Johnson
Batch # 1235223
02/07/2025 08 58 54 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250207-0009368

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 3rd day of February, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner:
The Scinta Trust
Christopher John Scinta and Heather Pepper Scinta, Trustees
1009 B Woodmont Boulevard
Nashville, TN 37204

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
1009 B Woodmont Boulevard Nashville, TN 37204	118-09-0R-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER JOHN SCINTA AND HEATHER PEPPER SCINTA, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE SCINTA TRUST, CHRISTOPHER JOHN SCINTA AND HEATHER PEPPER SCINTA, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1009B, on the plan of 1009 Woodmont Townhomes, Inc., a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20181217-0122451, Register's Office for Davidson County, Tennessee, reference to

which is hereby made for a more complete description.
Being the same property conveyed to Christopher John Scinta and Heather Pepper Scinta, husband and wife, from Ridgemont Homes, LLC, a Tennessee Limited Liability Company and Mark Lynn, by Deed dated October 9, 2019, Instrument Number 20191015-0105716, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

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

WITNESS my hand this 3rd day of February, 2025.

CHRISTOPHER JOHN SCINTA

HEATHER PEPPER SCINTA

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CHRISTOPHER JOHN SCINTA AND HEATHER PEPPER SCINTA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC