THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard, PLLC** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	**STATE OF** New York **COUNTY OF** Westchester The actual consideration for this transfer is: **$0.00**. Maria Pellegrino **AFFIANT** Subscribed and sworn to before me, this 6th day of Feb 2025. NOTARY PUBLIC My Commission Expires. 10/11/27

This Deed was prepared based upon information provided by the parties No independent title examination was conducted The preparer makes no representation as to the status of the title or the description

Karen Johnson
Batch # 1240389
02/25/2025 09 04 23 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250225-0013710

SHANTELL S SMALLS
Notary Public - State of New York
NO. 01SM6249686
Qualified in Westchester County
My Commission Expires Oct 11, 2027

QUITCLAIM DEED

**The purpose of this deed is to memorialize the hereinbelow derivation of said Property.*

Address New Owner:	Send Tax Bills To:	Tax Information:
Maria Pellegrino, Trustee 1 Brevoort Lane Ryne, NY 10580	New Owner	149150A35800CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0 00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA PELLEGRINO, TRUSTEE OF THE EMILY ANNE PELLEGRINO TRUST** ("GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto **MARIA PELLEGRINO, TRUSTEE OF THE EMILY ANNE PELLEGRINO TRUST** ("GRANTEE") its heirs, successors and assigns, all of its right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Cambridge Forest, Phase Four, of record in Instrument Number 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Fraioli, an unmarried man, by Warranty Deed from Marty Penix and James Deatrick, Jr., of record in Instrument No. 20080312-0024863, Register's Office for Davidson County, Tennessee.

The said John Fraioli having since died on September 3, 2024, and his Last Will and Testament, dated June 26, 2024, was admitted to probate for purposes of

munıment of tıtle only under Docket Number 24P2612 ın the Seventh Cırcuit Court for Davidson County, Tennessee on January 10, 2025, as evidenced by Instrument Nos. 20250130-0007084 and 20250130-0007085, Register's Office for Davidson County, Tennessee. Pursuant to said Last Wıll and Testament, the herein described property vested in the Emily Anne Pellegrino Trust.

Said property is conveyed subject to such lımıtatıons, restrictıons and encumbrances as may affect the premises.

This ıs **improved** property known as: **2452 EDENCREST DRIVE, ANTIOCH, TN 37013**

Wıtness our hands this the 6th day of February 2025.

EMILY ANNE PELLEGRINO TRUST

Maria Pellegrino

Maria Pellegrino
Trustee

STATE OF NEW YORK
COUNTY OF Westchester

Before me, the undersıgned, a Notary Public in and for the State and County aforesaid, personally appeared **Maria Pellegrino,** wıth whom I am personally acquainted (or proved to me on the basis of satısfactory evidence), and who, upon oath, acknowledged that she ıs the TRUSTEE of the **Emily Anne Pellegrino Trust**, the wıthın named Grantor, a Trust, and that she has the authorıty to sign as Trustee the foregoing instrument for the purpose therein contained.

Wıtness my hand and official seal, thıs the 6th day of Feb, 2025.

SHANTELL S SMALLS
Notary Public - State of New York
NO. 01SM6249686
Qualified ın Westchester County
My Commıssıon Expires Oct 11, 2027

Notary Publıc
My Commıssıon Expires. 10/11/27