Record and Return Mail To:

THIS INSTRUMENT PREPARED BY:
David M. Zolensky
1500 Cedar Ln.
Nashville, TN 37212
(615) 293-0890

Karen Johnson Davidson County
Batch # 1241700 DEEDQC
02/27/2025 08:04:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20250227-0014396

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$--NONE--

Dawn E. Vallone, Affiant

KARL D. WARDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 7th day of February 2024

Notary Public

My Commission Expires: 9-7-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Raymond M. Vallone and/or Dawn E. Vallone, Trustees 7200 River Bend Dr. Nashville, TN 37221	NEW OWNER	Map: 141-12 Group: C Parcel: 012.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Raymond M. Vallone and Dawn E. Vallone, husband and wife,** hereinafter called the **GRANTORS,** for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim all of the Grantors' rights, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Raymond M. Vallone and/or Dawn E. Vallone, Trustees of the Raymond Vallone and Dawn Vallone Living Trust,**

dated October 4, 2024, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the GRANTEES, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hand this 14TH day of FEBRUARY, 2025.

Raymond Vallone
Raymond M. Vallone

Dawn E. Vallone
Dawn E. Vallone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KARL D. WARDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond M. Vallone and Dawn E. Vallone the bargainors/grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this 14 day of Feby, 2025.

My Commission Expires: 4.7.2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of River Bend, a Planned Unit Development, as shown by plat and survey of record in Plat Book 6900, page 504, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond M. Vallone and Dawn E. Vallone, husband and wife, by warranty deed from Allison Sutton, unmarried, dated March 2, 2020, recorded March 4, 2020, and appearing of record at Instrument No. 20200304-0024353, Register's Office, Davidson County, Tennessee.

This is improved property known as 7200 River Bend Dr., Nashville, Tennessee 37221.