Karen Johnson Davidson County
Batch# 1243051 DEEDQC
03/05/2025 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250305-0016494

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Marshall J Levinson, Affiant

Subscribed and sworn to before me this 28th day of February, 2025.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Marshall J Levinson, Co-Trustee Kathleen Christine Delfino, Co-Trustee 902 Bowring Park Nashville, TN 37215	Same	Map: 104-02-4B Parcel: 229.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Kathleen C. Delfino and Marshall J Levinson**, wife and husband, the "**Grantors**", do hereby convey and quitclaim unto **Marshall J Levinson and Kathleen Christine Delfino, Co-Trustees of the Levinson-Delfino 2025 CP Trust dated February 28, 2025**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 28th day of February, 2025.

Kathleen C. Delfino

Marshall J Levinson

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Kathleen C. Delfino and Marshall J Levinson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 28th day of February, 2025.

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 229, of Bristol West End, a Condominium, a Horizontal Property Regime located in Nashville, TN, as shown in Exhibit "C" to the Master Deed for Bristol West End Condominium apartments, recorded in Instrument No. 200705030053313, said Register's Office and described in a Master Deed recorded in Instrument No. 200705030053313, as amended in Instrument No. 200706290077729, Instrument No. 200810160104201, Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, in said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and related to the apartments, property, co-owners and tenants of Bristol West End Condominium Apartments contained in the Master Deed recorded in Instrument No. 200705030053313 as amended in Instrument No. 200706290077729, Instrument No. 200810160104201, Instrument No. 20101130- 0095113 and Instrument No. 20151228-0130187, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Kathleen C. Delfino and Marshall J Levinson, wife and husband, by Warranty Deed from Meridith T. Long, unmarried, of record in Instrument No. 20160801-0078698 dated July 29, 2016, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 3000 Vanderbilt Place, Apt 229, Nashville, TN 37212.

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 February 28, 2025 (date of document).

Affiant Signature

3/3/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

