Karen Johnson Davidson County
Batch# 1243051 DEEDQC
03/05/2025 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250305-0016495

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 NOTARY PUBLIC STATE OF TENNESSEE 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: 117-13-B Parcel: 132.00

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, **Marshall J Levinson and Kathleen C. Delfino**, husband and wife, 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.

Marshall J Levinson

Kathleen C. Delfino

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 Marshall J Levinson and Kathleen C. Delfino, 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

Land in Davidson County, Tennessee, being a certain residential building site as Lot No. 902 on the Plat of Abbottsford-Phase 2, of record in Instrument No. 20010502-0044874 (inadvertently the prior deed had the Plat recorded as Instrument No. 20010502-0044784), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete legal description.

Being the same property conveyed to Marshall J Levinson and Kathleen C. Delfino, husband and wife, by Warranty Deed from Susan Wolverton and David Wolverton, husband and wife, of record in Instrument No. 20161216-0131964, dated December 9, 2016, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 902 Bowring Park, Nashville, TN 37215.

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

