Karen Johnson Davidson County
Batch# 1252566 DEEDQC
03/27/2025 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250327-0022994

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Theresa A. Lisella Affiant Subscribed and sworn to before me, this 4th day of March, 2025. Notary Public My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2028

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Theresa A. Lisella, Trustee 1608 Ardenwood Court Nashville, Tennessee 37215	SAME	131 04 0 273.00

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 other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Theresa A. Lisella**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, 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 **Theresa A. Lisella, Trustee of the Theresa A. Lisella Living Trust, established by the Revocable Trust Agreement of Theresa A. Lisella dated March 4, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 4th day of March, 2025.

Theresa A. Lisella

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa A. Lisella, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of March, 2025.

My Commission Expires: _____

JEFFREY MODLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-[illegible]-2028

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 3 on the Plan of Ardenwood Place, as of record in Book 8250, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard S. Lisella and wife, Theresa A. Lisella, by deed from Sean Kaminsky and wife, Kristen Kaminsky, of record as Instrument No. 20020610-0070408, Register's Office for Davidson County, Tennessee.

Richard S. Lisella died on October 31, 2024.

This is improved property known as 1608 Ardenwood Court, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 3/4/25.

3/27/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

