This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
720 Cool Springs Blvd., Suite 650
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2025

Notary Public

My Commission Expires: October 17, 2028

SHANNON LASHLEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-17-2028

Karen Johnson Davidson County
Batch# 1259899 DEEDQC
04/14/2025 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028253

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Molly Sehring and Giovanni Badilla, Trustees 335 Valeria Street Nashville, TN 37210	NEW OWNER	148-05-0154.00

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Molly Sehring,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Molly Sehring and Giovanni Badilla, as Trustees for The Sehring/Badilla Family Living Trust, Dated January 20, 2025,** hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section One, Haywood Acres of record in Plat Book 2900, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 59 fronts 150 feet on the Northwesterly side of Margo Lane and extends back 215.0 feet on the Northeasterly line and an undisclosed distance on the Southwesterly line, but which to scale measures 124.55 feet, to a dead line in the rear, measuring 164.7 feet thereon.
>
> Being the same property conveyed to Molly Sehring by Warranty Deed from Zachery T. DeWall and Jennifer A. DeWall, husband and wife, of record as Instrument No. 20240415-0026610 Davidson County Register of Deeds, dated April 8, 2024 and recorded April 15, 2024.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **340 Margo Lane, Nashville TN 37211**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of January, 2025.

Molly Sehring

Molly Sehring

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Molly M. Sehring**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~20th~~ 4th day of ~~January,~~ April 2025.

[SEAL]

Rodrigo Rivas

Notary Public

My Commission Expires: ~~October 17, 2028~~ May 3rd, 2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Rodrigo Rivas
Commission Expires
May 3, 2027

202504140028253

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **April 4, 2025**.

Affiant Signature

4.4.2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of April, 2024.

Notary's Signature

My Commission Expires: OCTOBER 17, 2028

SHANNON LASHLEE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-17-2026