This Instrument Prepared by:

L Gino Marchetti, Jr.
Taylor, Pigue, Marchetti & Blair, PLLC
2908 Poston Avenue
Nashville, TN 37203

Register's Stamp / Sticker

Karen Johnson Davidson County
Batch # 1260094 DEEDQC
04/15/2025 09 31 52 AM 4 pgs
Fees $22 00 Taxes $0 00

20250415-0028491

Address of New Owners	Send Tax Bills to	Map-Parcel Numbers
Ronald Nenni and/or Carol Nenni, Trustees 1929 Upland Drive Nashville, TN 37216-4111	Ronald Nenni and/or Carol Nenni, Trustees 125 Lombardy Lane Orinda, CA 94563	072 12 0 268 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, **Ronald F. Nenni and Carol L. Nenni**, 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 remises, releases and quitclaims all of the Grantors' 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 **Ronald F. Nenni and/or Carol L. Nenni, Trustees of the Nenni 2002 Revocable Trust, as amended August 26, 2024, established by the Revocable Trust Agreement of Ronald F. Nenni and Carol L. Nenni dated March 7, 2002**, 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, hereafter 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 my hand this 2nd of April 2025.

Ronald F. Nenni

Carol L. Nenni

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Ronald F Nenni and Carol L. Nenni, the bargainors, 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, at office, this _____ of _____, 2025

See Attached Certificate

My Commission Expires _____

_____

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of Contra Costa)

On April 2, 2025 before me, Chano M.F. Real, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Ronald Nenni and Carol L. Nenni,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

CHANO M F REAL
Notary Public - California
Contra Costa County
Commission # 2428099
My Comm Expires Nov 24, 2026

Signature Real
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document _____ Document Date _____
Number of Pages. _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
Corporate Officer — Title(s). _____
Partner — Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other _____
Signer Is Representing _____

Signer's Name _____
Corporate Officer — Title(s). _____
Partner — Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other _____
Signer Is Representing _____

©2014 National Notary Association • www NationalNotary org • 1-800-US NOTARY (1-800-876-6827) Item #5907

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No 164 on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott W. Hallgren and Andrea L Hallgren, husband and wife by Warranty Deed from Norene M. Forrester, a single woman, of record in Instrument No 20070601-0065140, Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 01, 2007

Being also known as 1929 Upland Drive, Nashville, Tennessee 37216-4111