AFTER RECORDING RETURN TO:
LACEY RENE WINTER and ITAI WINTER
4004 Dumbarton Drive
Nashville, TN 37207
File No. H-260965-SFB

Karen Johnson Davidson County
Batch# 1267361 DEEDQC
05/01/2025 11:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250501-0033723

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 041 10 0 029.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 17 day of June, 2025, by and between and **Lacey Rene Winter F/K/A Lacey Rene Maloch and Itai Winter, a married couple, who took title without marital status, as joint tenants with right of survivorship,** residing at 4004 Dumbarton Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Lacey Rene Winter and Itai Winter, a married couple, as joint tenants with right of survivorship,** residing at 4004 Dumbarton Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4004 Dumbarton Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 6/18/2021 under Instrument No. 20210618-0082697 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lacey Rene Winter F/K/A Lacey Rene Maloch

Itai Winter

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lacey Rene Winter F/K/A Lacey Rene Maloch and Itai Winter**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 17 day of January, 20 25.

Notary Public

My Commission expires: 1.5.27

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2027
WILSON COUNTY

VALUATION AFFIDAVIT

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

Itai

Affiant

Print Name: ITAI WINTER

STATE OF TN
COUNTY OF Davis

Subscribed and sworn to before me this 17 day of January, 2025.

Notary Public
My Commission Expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01.05.2028
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Lacey Rene Winter and Itai Winter
4004 Dumbarton Drive
Nashville, TN 37207

Name and address of property owner:

Lacey Rene Winter and Itai Winter
4004 Dumbarton Drive
Nashville, TN 37207

Certificate of Authenticity

I, Alexis Abrams, do herby 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on 01-17-25

Alexis Abrams

Affiant Signature

5/1/25

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 1 day of May, 2025.

Notary Signature

My Commission Expires ~~12/15/26~~ 12/15/26

Notary's Seal

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 440, Bellshire Estates, Section "B", according to the plat thereof, recorded in Plat Book 2331, Page 128 and 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parcel ID: 041 10 0 029.00

Property commonly known as: 4004 Dumbarton Drive, Nashville, TN 37207