This instrument was prepared by
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064, from
information furnished by the parties.
The preparer makes no claims or
warranties as to the status of title.

Karen Johnson
Batch # 1273593
05/15/2025 12 32 23 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250515-0038359

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(v).

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

Address of New Owner:	Send Tax Bill to.	Map-Parcel:
Ryan Truso	SAME	Map 10
3075 Ivey Point Road		Parcels 97, 98, 99, 100
Goodlettsville, TN 37072		

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rachele Joy Carminati, formerly known as Rachele Truso,** unmarried, hereby quitclaim unto **Ryan Truso,** unmarried, his heirs and assigns, all my right, title and interest, if any, in and to the real property situated in **Davidson** County, Tennessee, described as follows:

Beginning at an Iron Pin Found (IPF) on the northerly right of way of Ivey Point Road (23' from centerline), said pin being at the southeasterly corner of Terry Kestner as recorded in Instrument Number 20070131-0012676, Register's Office of Davidson County (R.O.D.C); thence, leaving said road and with Kestner, North 03°15'40" East, a distance of 1811.66 feet to an IPF in the southerly line of Larry Hawkins as recorded in Instrument Number 20000821-0082508, R.O.D.C.; thence, with Hawkins, the following calls· South 86° 39' 14" East, a distance of 144 00 feet to an Iron Pin Set (IPS), North 04°08'29" East, a distance of 337.35 feet to an IPS in the southerly assessment line of Robertson County; thence, North 69°36'44" East, a distance of 364 72 feet to an IPF at the northwesterly corner of Tim Hargrove, as recorded in Instrument Number 20000313-0025736, R.O.D.C.; thence, with Hargrove, South *00°* 43'39" East, a distance of 1833.61 feet to an IPS at the northeasterly corner of Teddy Armstrong, as recorded in Deed Book 3679, Page 276, R.O.D.C.; thence, with Armstrong, the following calls: North 75° 27'20" West, a distance of 383 .67 feet to an IPS; South *00°*48'56" East, a distance of 642 51 feet to an IPS on the northerly right of way of Ivey Point Road; thence, with said right of way, North 67°06'46" West, a distance of 297.52 feet to the Point of

Beginning. Containing 23.51 Acres, more or less, as surveyed by Arrowhead Survey, J Mark Cantrell, TN RLS# 1859 on the 9th Day of March, 2012.

Being the same property conveyed to Ryan Truso and Rachele Truso, husband and wife, by Warranty Deed from Joshua Cline and Anastasia Cline, husband and wife, of record in Instrument No. 20160826-0089771, Registers Office for Davidson County, TN.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **3075 Ivey Point Road, Goodlettsville, TN 37072**.

This conveyance is made subject to that certain Divorce Decree entered in the matter of ***Truso v. Truso in the Fourth Circuit Court of Davidson County at Nashville, No. 24D-167,*** *and is made as a transfer of real estate pursuant to domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties*

In witness whereof, I have hereunto set my hand this 11th day of April, ~~2024.~~ 2025

Rachele Joy Carminati, formerly known as Rachele Truso

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of April, 202~~4~~5, before me personally appeared **Rachele Joy Carminati,** formerly known as Rachele Truso, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 11th day of April, 2024. 2025

Notary Public

My Commission Expires: 5-5-2025

LAURA KATHERINE ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON