AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3483963

Karen Johnson Davidson County
Batch# 1274621 DEEDQC
05/19/2025 02:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250519-0039382

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

Tax ID No.: 09508003600

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(a) (v).

THIS DEED made and entered into on this 13 day of May, 20 25 by and between **Enrique Jose Rabell, Jr., a married man, joined by his spouse, Melissa Ann Rabell,** residing at 233 Ridge Way Dr. Nashville TN 37214 **and Laura Elizabeth Rabell, an unmarried woman,** residing at 233 Ridgeway Drive, Nashville, TN 37214, **who acquired title as husband and wife**, hereinafter referred to as Grantor(s) and **Laura Elizabeth Rabell, an unmarried woman,** residing at 233 Ridgeway Drive, Nashville, TN 37214, 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: 233 Ridgeway Drive, Nashville, TN 37214

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.

Enrique Jose Rabell, Jr.
Enrique Jose Rabell, Jr.

Melissa Ann Rabell
Melissa Ann Rabell

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Enrique Jose Rabell, Jr. and Melissa Ann Rabell,** 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 Nashville, Tn, this 13 day of May, 20 25.

Tonya Greer
Notary Public

My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Laura Elizabeth Rabell

Laura Elizabeth Rabell

STATE OF MD
COUNTY OF Baltimore

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Laura Elizabeth Rabell**, 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 Baltimore MD, this 13th day of May, 20 25.

Theodore A Cavacos

Notary Public

My Commission expires: 01.06.28

THEODORE A. CAVACOS NOTARY PUBLIC BALTIMORE CITY, MD

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson. County, Tennessee being Lot No. 145 on the Map of Eva-Mor Heights, Section Two, of record in Book 1835, Page 30, Register's Office for said County, and described as follows:

Beginning at a point in the East margin of Ridgeway Drive, at the corner of Lots 144 and 145; thence with the line between said lots Easterly 109.45 feet to a corner of Lot 146, thence with the line between Lots 145 and 146, Northerly 115.9 feet to the South margin of Tamwarth Drive; thence with the margin of said Drive, Westerly around a slight curve, 130 feet to a concrete monument at the beginning of a curve; thence around said curve southerly to another concrete monument in the East margin of Ridgeway Drive, and continuing with the margin of said Ridgeway Drive southerly 80 feet to the point of beginning.

Being the same property as conveyed from Janae J. Reed and Jerard Bell, wife and husband to Enrique Jose Rabell, Jr. and Laura Elizabeth Rabell, husband and wife as set forth in Deed Instrument #20201012 0118346 dated 09/29/2020, recorded 10/12/2020, DAVIDSON County, TENNESSEE.

Tax ID Number: 09508003600

Property commonly known as: 233 Ridgeway Drive, Nashville, TN 37214

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.

Melissa Ann Rabell Enrique Jose Rabell, Jr.

Affiant

Print Name: Melissa Ann Rabell Enrique Jose Rabell, Jr.

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 13 day of May, 2025.

Notary Public
My Commission Expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Laura Elizabeth Rabell
233 Ridgeway Drive
Nashville, TN 37214

Name and address of property owner:

Laura Elizabeth Rabell
233 Ridgeway Drive
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Charla Heiser, 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 May 13, 2025.

Charla Heiser

Affiant Signature

5/15/2025

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11.02.2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires November 2, 2028
Commission Number 1386281

3483963
Deed