Karen Johnson Davidson County
Batch# 1278693 DEEDQC
05/29/2025 11:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250529-0042141

Prepared by and return to:
Mr. Robert S. Stefanovich
341 Harpeth Ridge Drive
Nashville, Tennessee 37221

QUIT CLAIM DEED

New Owners' Address:	**Send Tax Bills To:**	**Map & Parcel No.:**
Trustee of the Robert S. Stefanovich Revocable Trust U/A dated May 21, 2025 341 Harpeth Ridge Drive Nashville, Tennessee 37221	Robert S. Stefanovich, Trustee of the Robert S. Stefanovich Revocable Trust U/A dated May 21, 2025 341 Harpeth Ridge Drive Nashville, Tennessee 37221	143 06 0A 012.00

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROBERT STEFANOVICH, unmarried, and DARYL ROCCO, unmarried (hereinafter called the **"Grantor"**), do hereby grant, transfer, convey and forever quitclaim unto ROBERT S. STEFANOVICH, Trustee of the ROBERT S. STEFANOVICH REVOCABLE TRUST DATED May 21, 2025, and DARYL L. ROCCO, Trustee of the DARYL L. ROCCO REVOCABLE TRUST DATED May 21, 2025, each as to an undivided one-half interest as tenants in common (hereinafter called the **"Grantee"**), certain land situated in Davidson County, Tennessee, described as follows:

See attached Exhibit A.

This is improved property located at 341 Harpeth Ridge Drive, Nashville, TN 37221

BEING the same property conveyed to Robert Stefanovich and Daryl Rocco by deed from Robert Harwood and Carol Harwood, dated December 17, 2019, of record in Instrument Number 20191219-0131281 of the Davidson County Register's Office.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises, and to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

This Quit Claim Deed is prepared with information provided by the parties and without the benefit of a title search or examination pursuant to the parties' request.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed this 21 day of May 2025.

GRANTOR:

ROBERT STEFANOVICH

DARYL ROCCO

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

On this 21st day of May 2025, before me personally appeared ROBERT STEFANOVICH and DARYL ROCCO, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Michelle R. Belleville
Notary Public

My commission expires: March 9, 2027

[Affix Notarial Seal]

MICHELLE R. BELLEVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is great, is $ –EXEMPT–, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert S. Stefanovich, Trustee of the Robert S. Stefanovich Revocable Trust U/A dated May 21, 2025

Daryl L. Rocco, Trustee of the Daryl L. Rocco Revocable Trust U/A dated May 21, 2025

Subscribed and sworn to before me on this 21st day of May 2025.

Michelle R. Belleville
Notary Public

My commission expires: March 9, 2027

[Affix Notarial Seal]

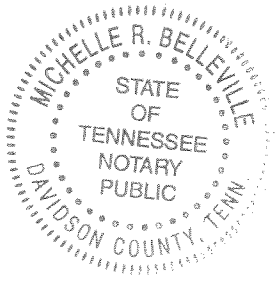


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Phase One Harpeth Trace Estates, as of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to:

1. State and County taxes for the current tax year.

2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, amended in Book 5178, page 138, Book 5182, pages 767 and 769, and Book 5380, page 357, Register's Office for Davidson County, Tennessee.

3. All matters appeearing on the Plan of record as Book 5200, page 125, Register's Office for Davidson County, Tennessee.

4. Easements to the Metropolitan Govenrment of Nashvill and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783, and Book 6380, page 201, Register's Office for Davidson County, Tennessee.

5. Easement for right of way to South Central Bell Telephone, of record in Book 5597, page 186, Register's Office for Davidson County, Tennessee.

6. Overpass Construction Agreement recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, Josie M. Metzler, 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 21, 2025 (date of document).

Josie M. Metzler
Affiant Signature

5/29/2025
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 29 day of May, 2025.

Sherri L Mach
Notary's Signature

MY COMMISSION EXPIRES: July 19, 2028

NOTARY'S SEAL

SHERRI L. MACH
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: July 19, 2028
Commission # 12530288