After recording return to:
Bundle Today, LLC
8940 Main Street
Clarence, NY 14031
866-333-3081
File No. Wessel-Ross

Karen Johnson Davidson County
Batch# 1281754 DEEDQC
06/05/2025 01:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250605-0044341

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

Parcel ID No.: 093-16-0-113.00

QUITCLAIM DEED

This Quitclaim Deed is exempt from transfer tax
pursuant to T.C.A. 67-4-409(a)(1)(C)(vi).

THIS DEED made and entered into on this 30 day of May, 2025, by and between **Elizabeth Catherine Wessel and Matthew Stephen Ross, wife and husband,** whose address is 89 Maury Street, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **Elizabeth Catherine Wessel** and **Matthew Stephen Ross, as Trustees of The Elizabeth C. Wessel and Matthew S. Ross Joint Revocable Living Trust Agreement dated** May 30, 2025, whose address is 89 Maury Street, Nashville, TN 37210, 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: 89 Maury Street, Nashville, TN 37210

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/01/2022 under Instrument Number 20220601-0062955 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.

Elizabeth Catherine Wessel

Matthew Stephen Ross

STATE OF California
COUNTY OF San Francisco

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Elizabeth Catherine Wessel and Matthew Stephen Ross**, 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, this 30 day of May, 2025.

Notary Public

My Commission expires: 12/12/2028

NIKOLA CICIN-SAIN
COMMISSION # 2504554
Notary Public - California
San Francisco County
Exp. DEC. 12, 2028

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

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.

Affiant

Print Name: MATTHEW STEPHEN ROSS

STATE OF California
COUNTY OF San Francisco

Subscribed and sworn to before me this 30 day of May, 2025.

Notary Public
My Commission Expires: 12/12/2028

NIKOLA CICIN-SAIN
COMMISSION # 2504554
Notary Public - California
San Francisco County
Exp. DEC. 12, 2028

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

Matthew Stephen Ross, as Trustees of The Elizabeth C. Wessel and Matthew S. Ross Joint Revocable Living Trust Agreement
89 Maury Street
Nashville, TN 37210

Name and address of property owner:

Matthew Stephen Ross, as Trustees of The Elizabeth C. Wessel and Matthew S. Ross Joint Revocable Living Trust Agreement
89 Maury Street
Nashville, TN 37210

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

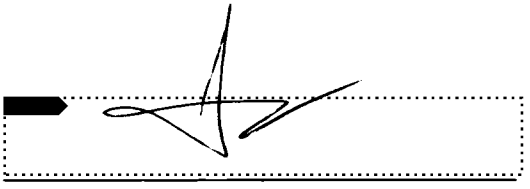
Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Maury and Claiborne's Addition to Nashville of record in Plat Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID No.: 093-16-0-113.00

Property commonly known as: 89 Maury Street, Nashville, TN 37210

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 5/30/2025. [date of document]



Affiant Signature

6/5/2025

Date

State of New York

County of Erie

Sworn to and subscribed before me this 5th day of June , 2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL