THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0749	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 23 day of May 2025. *Notary Public* *My commission expires:*

CHERIE C. BARKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner: Anthony Leonard Bertolami and Hollie Mor 3433 Harpeth Springs Drive Nashville, TN 37221	
Send Tax Bills To: Owner	
Street Address of Subject Property: 3433 Harpeth Springs Dr Nashville, TN, 37221	**Parcel ID:** 141-06-0D-168.00-CO

Karen Johnson Davidson County
Batch# 1284318 DEEDQC
06/13/2025 01:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250613-0046181

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anthony Leonard Bertolami**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Anthony Leonard Bertolami and Hollie Morgan Bertolami, husband and wife** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being Unit No. 168 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat at Instrument No. 20030213-0019999, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony Leonard Bertolami, unmarried, by warranty deed

of Venus Manuel, unmarried of record in Instrument #20241218-0098171, Register's Office, Davidson County, TN dated December 10, 2024, recorded December 10, 2024.

WITNESS my hand this 23 day of May, 2025.

Grantor – Anthony Leonard Bertolami

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anthony Leonard Bertolami, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 23 day of May, 2025.

NOTARY PUBLIC

My commission expires: 7/19/25

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

True Copy Certification

I, Yvette Meldrum, 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 23, 2025.

Affiant Signature

May 23, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd day of May 2025.

Notary's Signature

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 4-03-29