Karen Johnson Davidson County
Batch# 1284566 DEEDQC
06/16/2025 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046567

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Michael Gabriel Sposato and Grace Miller Sposato, Co-Trustees<br>32 Erwin Court<br>Nashville, TN 37205 | Same | 104 14 0G 011.00 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, MICHAEL G. SPOSATO and GRACE M. SPOSATO, by these presents do hereby quitclaim and convey unto MICHAEL GABRIEL SPOSATO and GRACE MILLER SPOSATO, CO-TRUSTEES OF THE SPOSATO COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Revised Final Plat of Whitworth, Phase 01, of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by deed of record as Instrument No. 20190611-0055805, Register's Office for Davidson County, Tennessee.

This is property known as 32 Erwin Court, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 11th day of June, 2025.

Michael G. Sposato
MICHAEL G. SPOSATO

Grace M Sposato
GRACE M. SPOSATO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael G. Sposato and Grace M. Sposato, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of June, 2025.

Notary Public

My Commission Expires:
May 8, 2028

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 11th day of June, 2025.

Notary Public

My Commission Expires: May 8, 2028

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

45567703.1

**Tennessee Certification of Electronic Document**

I, Adam Harrer, 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 Jun 11, 2025 (date of document).

Affiant Signature

06/13/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

