Karen Johnson
Batch # 1287257
06/20/2025 08 16 09 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250620-0048179

This instrument prepared by and return to:
Joshua L. Baker, Esq.
Martin, Tate, Morrow & Marston, P C.
6410 Poplar Avenue, Suite 900
Memphis, Tennessee 38119

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL C. PERRUCCI AND ANNETTE M. PERRUCCI (hereinafter referred to as "Grantors"), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey unto MICHAEL C. PERRUCCI AND ANNETTE M. PERRUCCI, TRUSTEES OF THE PERRUCCI FAMILY COMMUNITY PROPERTY TRUST established under Trust Agreement dated May 6, 2025 ("Grantees"), all of their interest in and to the following described real estate, situated in the County of Davidson, State of Tennessee:

See Exhibit A attached hereto and made part hereof.

THIS DOCUMENT HAS BEEN PREPARED AT THE REQUEST OF THE GRANTORS WITHOUT THE BENEFIT OF TITLE SEARCH, ABSTRACT, OR EXAMINATION OF TITLE OF ANY KIND.

Grantors make no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property, the improvements thereon and/or the condition of the title of the property.

IN TESTIMONY WHEREOF, Grantors have executed this instrument this 6 day of June, 2025.

MICHAEL C. PERRUCCI

ANNETTE M. PERRUCCI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforesaid, personally appeared MICHAEL C. PERRUCCI and wife, ANNETTE M. PERRUCCI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office this 6th day of June, 2025.

My Commission Expires:
09/07/2026

MARTINA SOLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

* *

RECORDING INFORMATION

Property Address:

5300 Tennessee Ave.
Nashville, TN 37209

Map/Parcel I.D.:

091 07 0 481.00

Names and Address of the Property Owner Responsible for payment of the real property taxes:

Michael C. Perrucci and Annette M. Perrucci, Trustees of the Perrucci Family Community Property Trust
5300 Tennessee Ave.
Nashville, TN 37209

Mail Tax Bills To:

Michael C. Perrucci and Annette M. Perrucci, Trustees
5300 Tennessee Ave.
Nashville, TN 37209

This property transfer is exempt from transfer tax pursuant to TCA § 67-4-409(a)(1)(C)(vi)

Exhibit A

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOTS 1201, 1203 & A PORTION OF 1205 OF BLOCK 10, PLAN 2 WEST NASHVILLE, as shown on plat of record in Instrument No. 20180706-0065608, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 1201, 1203 & A PORTION OF 1205 OF BLOCK 10, PLAN 2 WEST NASHVILLE, as recorded in instrument No. 20180706-0065608; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 2 of WEST NASHVILLE, as recorded in Plat Book 57, Page 172; and any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to Michael Perrucci, and Annette Perrucci, a married couple, by Warranty Deed of record at Instrument No. 20241025-0083095 in the Register's Office of Davidson County, Tennessee.