Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office or Ramon A Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

Karen Johnson
Batch # 1288206
06/20/2025 02.22 17 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250620-0048585

Address New Owner(s)
Joe & Dorothy Nuzzo
Trustees of The Nuzzo Fam Living Trust dt 1/16/25
1352 Rosa L. Parks Blvd, #408, Nashville, TN 37208

Send Tax Bills To:
Joe & Dorothy Nuzzo
Trustees of The Nuzzo Fam Living Trust dt 1/16/25
1352 Rosa L. Parks Blvd, #408, Nashville, TN 37208

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Joseph Nuzzo and Dorothy Nuzzo husband and wife**, residing at 1352 Rosa L. Parks Blvd, #408, Nashville, TN 37208 (hereinafter "Grantors") hereby quitclaim and convey unto **Joseph Simon Nuzzo and Dorothy Nuzzo as Trustees of The Nuzzo Family Living Trust dated January 16, 2025, and any amendments thereto,** ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 1352 Rosa L. Parks Blvd, #408, Nashville, TN 37208

Map/Parcel ID: 081-12-0B-546.00-CO (Davidson Co., Tennessee)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the said Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the subject property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 16th day of January, 2025.**

Dorothy Nuzzo

Joseph Nuzzo

[NOTARY TO FOLLOW]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 16th day of January, 2025**, before me, the undersigned, personally appeared **Dorothy Nuzzo** and **Joseph Nuzzo,** to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Joseph Nuzzo

Subscribed and sworn to before me, **this 16th day of January, 2025**.

Notary Public
My Commission Expires 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A

Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. TH-9 of WERTHAN LOFTS IV CONDOMINIUMS, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing Werthan Lofts IV Condominiums of record in Instrument Number 20070117-0006776, amended in Instrument No. 20071220-0146056, Instrument Number 20080118-0006036, Instrument Number 20080211-0013846, Instrument Number 20110609-0044280, Instrument Number 20110713-0053571, Instrument Number 20120723-0064381 and Instrument Number 20131230-0130918 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in the said Master Deed.

This being the same property conveyed to Joseph Nuzzo and Dorothy Nuzzo, husband and wife, via a Warranty Deed which is dated August 23, 2018, from Joshua D. Ness and Jessica E. Ness, husband and wife, of record as Instrument No. 20180827-0084759 Register's Office for Davidson County, Tennessee.