Karen Johnson Davidson County
Batch# 1295481 DEEDQC
07/09/2025 01:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250709-0054047

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 30th day of May, 2025. Notary Public My Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Fernando Alberto Verde, Trustee 101 Stoneway Close Nashville, Tennessee 37209	SAME	103 05 0A 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fernando Alberto Verde**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Fernando Alberto Verde, Trustee of the Fernando Alberto Verde Living Trust, established by the Revocable Trust Agreement of Fernando Alberto Verde dated May 30, 2025**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30th day of May, 2025.

Fernando Alberto Verde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fernando Alberto Verde, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of May, 2025.

My Commission Expires: _____

Notary Public

JEFFREY HOGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Unit No. 1, Lot No. 89 on the Plan of the Horizontal Property Regime Private Element Plat of Stoneway Close, as of record in Book 3300, Page 28, and as amended in Book 7900, Page 199, 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 to Fernando A. Verde by deed from Gina Levine Kosser of record in Book 11132, page 116, Register's Office for Davidson County, Tennessee.

Fernando Alberto Verde and Fernando A. Verde are one and the same person.

This is improved property known as 101 Stoneway Close, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 30, 2025.

07/09/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of July, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

