Karen Johnson
Batch # 1300649
07/22/2025 12 16 14 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250722-0057739

Box 14

X-0661

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 9 day of July, 2025

Notary Public

My commission expires: 11/19/28

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Larissa Lentile, Trustee of the Larissa Lentile Revocable Living Trust dated May 19, 2025	**OWNER**	**11914034300**
4100 Hillsboro Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Larissa Lentile, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Larissa Lentile, Trustee of the Larissa Lentile Revocable Living Trust dated May 19, 2025

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Airdrie Subdivision "C", of record in Plat Book 547, Page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Larissa Lentile, unmarried, by deed dated February 25, 2011, from Dorothy Watson Reed and Shirley Watson Victory and Robert Howard Watson and Donna Watson Miller and John Robert Watson, of record in Instrument No. 20110301-0016494, Register's Office for Davidson County, Tennessee.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is Improved (__X__) Unimproved (____) property, known as: **3104 Wingate Ave., Nashville, TN 37211**

Witness my/our hand(s) this 9 day of **July, 2025.**

Larissa Lentile

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 Larissa Lentile, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 9 day of **July, 2025**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28