Karen Johnson Davidson County
Batch# 1306166 DEEDQC
08/05/2025 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250805-0062144

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

BROGAN GERALD MOONEY
Notary Public - California
Los Angeles County
Commission # 2491673
My Comm. Expires May 31, 2028

STATE OF California

COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 10 day of June, 2025.

Notary Public

My commission expires: 5/31/2028

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard C. Musmecci , et al	**New Owner**	**072063N01700CO**
1077 E Trinity Ln Unit 304		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anna M. Wong** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **Richard C. Musmecci and Marian S. Musmecci, husband and wife, and Nicholas M. Musmecci , unmarried,** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Unit No. 304, on the plan of The Edison, 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, as established by the Declaration of Condominium for The Edison, a Condominium of record in Instrument No. 20181029-0107022; Instrument No. 20181206-0119180; and Instrument No. 20181211-0120659, 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 Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Declaration.

Being the same property conveyed to Richard C. Musmecci and Marian S. Musmecci, husband and wife, and Nicholas M. Musmecci and Anna M .Wong, husband and wife, by Warranty Deed from Amanda Fry f/k/a Amanda Brooke Loyal, a married woman, dated April 24, 2023 and recorded April 25, 2023, of record as Instrument No. 20230425-0030348, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1077 E Trinity Ln Unit 304, Nashville, TN 37216**

WITNESS my/our hand(s) this 10 day of June, 2025.

Anna M. Wong

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State **Anna M. Wong,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of June, 2025.

Notary Public

My Commission Expires: 5/31/2028

BROGAN GERALD MOONEY
Notary Public - California
Los Angeles County
Commission # 2491673
My Comm. Expires May 31, 2028

Certificate of Authenticity

I, Linzie Hahn, 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 6/10/25.

Date

L Hahn

Affiant Signature

6/10/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 10th day of June, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

