Karen Johnson
Batch # 1316805
09/02/2025 08 58 45 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARR
4 pgs

20250902-0069697

WARRANTY DEED

MAIL RECORDED DEED TO:

AGUIRRE RILEY, P.C
427 W PLUMB LANE
RENO, NV 89509

OWNER (SEND TAX BILLS TO):

JOSEPH P MICATROTTO II, TRUSTEE
SUNSHINE MICATROTTO, TRUSTEE
3511 GRANNY WHITE PIKE
NASHVILLE, TN 37204

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH P MICATROTTO II and SUNSHINE MICATROTTO, husband and wife (herein, "Grantor"), whose address is 3511 Granny White Pike, Nashville, TN 37204, hereby sells, transfers and conveys to JOSEPH P MICATROTTO II AND SUNSHINE MICATROTTO, TRUSTEES, or any successors in trust, under the JS MICATROTTO FAMILY TRUST dated May 16, 2012 and any amendments thereto (herein, "Grantee"), whose address is 3511 Granny White Pike, Nashville, TN 37204, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee.

SEE EXHIBIT A ATTACHED HERETO

Property street address 3511 Granny White Pike, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises, that the same are free of all encumbrances except those appearing of record, that Grantor has good right to sell and convey the same to Grantee as aforesaid, and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 117-12-0-143

This Instrument Prepared By REGINALD P HARRION, ESQ
C/O U S DEEDS, P A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 23 day of July, 2025

GRANTOR:

Joseph P Micatrotto II

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph P Micatrotto II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of July, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires 5/23/2028

BRITNEY MELLANA
Notary Public, State of Nevada
Appointment No 24-6466-01
My Appt Expires May 23, 2028

GRANTOR:

Sunshine Micatrotto

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sunshine Micatrotto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 28 day of July, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 23, 2028

BRITNEY MELLANA
Notary Public, State of Nevada
Appointment No 24-6466-01
My Appt Expires May 23, 2028

OATH OF CONSIDERATION

STATE OF Nevada
COUNTY OF Clark

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

Grantee:

JS Micatrotto Family Trust dated May 16, 2012

Joseph P. Micatrotto II, Trustee

Subscribed and sworn to under oath before me, this 23 day of July, 2025 by Joseph P Micatrotto II, as Trustee of JS Micatrotto Family Trust dated May 16, 2012

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/23/2028

BRITNEY MELLANA
Notary Public, State of Nevada
Appointment No. 24-6466-01
My Appt. Expires May 23, 2028

Grantee:

JS Micatrotto Family Trust dated May 16, 2012

Sunshine Micatrotto, Trustee

Subscribed and sworn to under oath before me, this 28 day of July, 2025 by Sunshine Micatrotto, as Trustee of JS Micatrotto Family Trust dated May 16, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 23, 2028

BRITNEY MELLANA
Notary Public, State of Nevada
Appointment No. 24-6466-01
My Appt. Expires May 23, 2028

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being the northerly 86 feet of Lot No. 1 on the Plat of a part of the O.F. Noel Estate Property not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, June 2, 1937, and further described according to a survey made by John Kohl, surveyor, dated November 10, 1976, as follows:

Beginning at an iron pin on the westerly margin of the Granny White Pike at a point 223 feet north of the northerly margin of Graybar Lane, formerly Watkins Avenue; thence with the westerly margin of said Pike, north 3 degrees east 86 feet to an iron pipe; thence north 88 degrees west 169.4 feet to an iron pipe at the corner of Lots Nos 1 and 2; thence with the line between said two lots, south 2 degrees west 86 feet to an iron pin; thence south 88 degrees east 167.2 feet to the beginning.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20240222-0012091, on February 22, 2024.

PIN NO: 117-12-0-143

STREET ADDRESS: 3511 Granny White Pike, Nashville, TN 37204

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer