Karen Johnson Davidson County
Batch# 1317786 DEEDQC
09/03/2025 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250903-0070236

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Richard Carl Musmecci, Trustee, Affiant Subscribed and sworn to before me, this 2nd day of September, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard Carl Musmecci and/or Marian Sue Musmecci, Trustees 2705 Thornton Grove Blvd. Nashville, TN 37207	SAME	050 02 0E 140.00

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, **Richard Carl Musmecci and wife, Marian Sue Musmecci**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Richard Carl Musmecci and/or Marian Sue Musmecci, Trustees of the Richard & Marian Musmecci Living Trust, established by the Revocable Trust Agreement of Richard Carl Musmecci and Marian Sue Musmecci dated September 2, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 2nd day of September, 2025.

Richard Carl Musmecci

Marian Sue Musmecci

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Carl Musmecci and Marian Sue Musmecci, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of September, 2025.

My Commission Expires:

ALICE P. CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marian Sue Musmecci and Richard Carl Musmecci, wife and husband, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record as Instrument No. 20220518-0057409, Register's Office for Davidson County, Tennessee.

This is improved property known as 2705 Thornton Grove Blvd., Nashville, TN 37207.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 September 2, 2025.

09/03/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of September, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

