Karen Johnson Davidson County
Batch# 1317819 DEEDQC
09/03/2025 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250903-0070281

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

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

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Richard Carl Musmecci and/or<br>Marian Sue Musmecci, Trustees<br>1077 E. Trinity Ln., Unit 304<br>Nashville, TN 37216 | SAME | 072 06 3N 017.00 |

## 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 Marian Sue Musmecci, husband and wife**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest, consisting of a one-half (1/2) tenant in common 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 C. BOLLINGER 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 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 Richard C. Musmecci and Marian S. Musmecci, husband and wife, and Nicholas M. Musmecci, unmarried by deed from Anna Wong, of record as Instrument No. 20250805-0062144, Register's Office for Davidson County, Tennessee.

Richard Carl Musmecci and Richard C. Musmecci are one and the same person

Marian Sue Musmecci and Marian S. Musmecci are one and the same person.

This is improved property known as 1077 East Trinity Lane, Unit 304, Nashville, TN 37216.

## 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)

