Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite'120
Brentwood, TN 37027

Address New Owner(s)
Grace M Ranalli
Trustee of The Grace Ranalli RLT dt 9/12/25
4292 Rachel Donelson Pass, Hermitage, TN 37076

Send Tax Bills To:
Grace M Ranalli
Trustee of The Grace Ranalli RLT dt 9/12/25
4292 Rachel Donelson Pass, Hermitage, TN 37076

Karen Johnson Davidson County
Batch # 1324567 DEEDQC
09/22/2025 09 51 06 AM 3 pgs
Fees $17 00 Taxes $0 00
20250922-0075430

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Grace M. Ranalli, an unmarried woman**, (hereinafter the "Grantor") hereby quitclaim and convey unto **Grace Michelina Ranalli as Trustee of The Grace Ranalli Revocable Living Trust dated September 12, 2025, and any amendments thereto,** (the "Grantee"), and her successors in interest and assigns, all of my right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 4292 Rachel Donelson Pass, Hermitage, TN 37076

Map / Parcel: 075 11 0A 140.00 (Davidson Co., Tennessee)

Legal Description: See SCHEDULE A

Said property is conveyed to the Grantee together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, for the use and benefit of said Grantee forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustee of the said Trust and her successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on **this September 12th, 2025.**

Grace Ranalli

Grace M. Ranalli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this September 12th, 2025**, before me, the undersigned, personally appeared **Grace M. Ranalli**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Grace M. Ranalli

Subscribed and sworn to before me, **this September 12th, 2025**.

Notary Public
My Commission Expires 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 104 on the Plat of First Revision, Phase Four C, Heritage Meadows of record in Plat at Instrument No. 20051017-0124480 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

This being the same property conveyed to Grace M. Ranalli (marital status omitted), via Warranty Deed dated April 29, 2019 from Jeffrey J. Quasny and Courtney B. Quasny, husband and wife, which is recorded as Instrument No. 20190503-0041680 Register's Office for Davidson County, Tennessee.