Karen Johnson
Batch # 1334815
10/16/2025 11:58:46 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251016-0082408

Prepared By: Michael Rasile
2302 Stratford Ave Nashville TN, 37216

After Recording Return To: _____, _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE QUITCLAIM DEED

On September 01, 2025 THE GRANTOR(s), Michael Rasile ("Grantor"), a single person, of 2302 Stratford Avenue, Nashville, TN County, Tennessee 37216, Bob Rasile and ("Grantor"), a married person, of 104 Garden Trail Greenville, SC 29605 County, Greenville for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases, and quitclaims to the GRANTEE(S): 2215 Fernwood LLC, ("Grantee") Bob, Donna, & Michael Rasile, _____, residing at 104 Garden Trail, Greenville, SC 29605 County, Greenville the following described real estate, situated in Nashville, in the County of TN, State of Tennessee

The legal description is: See attached Exhibit A Prior instrument reference:

Book _____, Page _____ Parcel ID: 073 05 0 016.00

Grantor does hereby convey, release, and quitclaim all of the Grantor's rights, title, and interest in 2215 Fernwood Drive Nashville TN, 37216

Being the same property conveyed to grantors by deed in instrument #20211130-0158186, RODC

Address New Owner:
2215 Fernwood LLC
2302 Stratford Ave
Nashville TN 37216

Send Taxbills to:
Same

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ zero
_____, Affiant
Subscribed and sworn before me this the
16th Day of October, 2025.
_____, Deputy Register

Grantor Signatures: DATED: 9-3-2025
Michael Rasile 2302 Stratford Avenue Nashville, Tennessee, 37216 Grantor Signatures: DATED: 9-3-2025
Bob & Donna Rasile 104 Garden Trail Greenville, SC 29605 Greenville County

SIGNATURE PAGE By signing below, the parties agree to the terms and execution of this Quitclaim Deed. DATED:
Michael Rasile DATED:
Bob Rasile DATED:
Donna Rasile

Notary Public

CHRISTINA STUBER NOTARY PUBLIC SOUTH CAROLINA COMM. EXP JANUARY 16, 2034

Exhibit A

Karen Johnson Davidson County
Batch# 763505 DEEDWARR
11/30/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211130-0158186

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Patricia Green
Affiant

Subscribed and sworn to before me, this the 17th day of November, 2021.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Rasile and Robert Rasile	BETTER MORTGAGE CORP	073-05-0-016.00
2302 Stratford Avenue	2904 ALT 19	
Nashville, TN 37216	NORTH PALM HARBOR, FL 34683	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAUREN KASPER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL RASILE, AN UNMARRIED AND ROBERT RASILE, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Dalewood, Section 4 of record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Kasper, unmarried by Warranty deed from Mindy Kessler, married of record in Instrument No. 20190306-0020332 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 06, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2215 Fernwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.