Karen Johnson Davidson County
Batch# 1342414 DEEDQC
11/06/2025 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251106-0088438

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(C)(vi).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November, 2025.

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

ADDRESS NEW OWNERS: **Margaret Tamberino Revocable Trust**
3623 Hood's Hill Rd
Nashville, TN 37215

SEND TAX BILLS TO: NEW OWNER

MAP AND PARCEL:
117-10-138 and
117-10-137

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Margaret Beltrandi Tamberino**, a single woman, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustee of the **Margaret Tamberino Revocable Trust**, under agreement dated November 5, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

PROPERTY 1:
A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot 2 on the map of the resubdivision of parcels 74 and 55, Woodmont Estates Subdivision as of record in Plat Book 5050, page 24, Register's Office of said County, Now described as follows:

Said lot number 2 fronts 178 feet on the westerly margin of Hood's Hill Road, and extends back 225 feet on the northerly line and 225 feet on the southerly line to a dead line in the rear on which it measures 178 feet thereon.

Being the same property conveyed to Edward Elia Tamberino and wife, Margaret Beltrandi Tamberino, by Warranty Deed from Thompson B. Patterson and wife, Jo Ann H. Patterson, of record in Book 5130, Page 625, Register's Office for Davidson County, Tennessee. The said Edward Tamberino having died on February 3, 2000, leaving Margaret Tamberino as sole vested owner as the surviving tenant by the entirety.

This is improved property known as **3623 Hoods Hill Rd, Nashville, TN 37215**

PROPERTY 2:
Land in Davidson County, Tennessee, being described as follows, to-wit:

BEING a lot marked "Reserved Parcel" on the Map of the Resubdivision of parcels 74 & 55, Woodmont Estates Subdivision, as of record in Plat Book 5050, page 24, described as follows:

BEGINNING at a concrete monument in the westerly margin of Hoods Hill Road, said point being the common front corner of the herein described lot and lot No. 1; thence with the common boundary line between said lots, westerly 135 feet to a point; thence southerly 27.76 feet to a point; thence westerly 90 feet to an iron pin; thence North 2° 47' 10" east 150 feet to an iron pin; thence easterly 225 feet to an iron pin in the westerly margin of Hoods Hill Road; thence with the same south 2° 47' 10" west 122.24 feet to the point of beginning.

Being the same property conveyed to Edward Tamberino and wife, Margaret Tamberino, by Warranty Deed from Frank A. Wilk, Jr. and wife, Alva H. Wilk, of record in Book 5351, Page 75, Register's Office for Davidson County, Tennessee. The said Edward Tamberino having died on February 3, 2000, leaving Margaret Tamberino as sole vested owner as the surviving tenant by the entirety.

This is unimproved property known as **3625 Hoods Hill Road, Nashville, TN 37215.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 5 day of November, 2025.

Margaret Beltrandi Tamberino

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Beltraindi Tamberino, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of November, 2025.

My Commission Expires:

Russell J. McCann
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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

11/6/2025.

Date

Affiant Signature

11/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of November, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)