Karen Johnson Davidson County
Batch# 1351639 DEEDQC
11/26/2025 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094717

NEW OWNER:

The Julia A. Moretti Revocable Trust
Julia A. Moretti, TEE
415 Beacon Hill Dr
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel:
082-14-0A 070.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JULIA MORETTI, unmarried,** hereinafter called the Grantor, has quitclaimed to **THE JULIA A. MORETTI REVOCABLE TRUST, UTA November 20, 2025, Julia A. Moretti as Trustee,** hereinafter called the Grantee, its heirs and/or assigns, all of their interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 932 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument to. 20051221- 0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382, and Instrument No. 20150402-0029055, as corrected by Scrivener's Affidavit in Instrument No. 20210923-0128192, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518 0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Julia Moretti, unmarried, by Warranty Deed from John R. Booth, a single person, dated June 22, 2022, of record as Instrument 20220629-0075152, Register's Office for Davidson County, Tennessee.

Julia Moretti and Julia A. Moretti being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 932 1st Ave N., Nashville, Tennessee 37201.

WITNESS SIGNATURE(S) this 20th day of November, 2025.

JULIA MORETTI

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JULIA MORETTI,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 20th day of November, 2025.

Notary Public

My commission expires: 5/2027

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 20th day of November, 2025.

Notary Public

My commission expires: 5/2027

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 11/20/25.

Celia Stewart Rouse
Affiant Signature

11/20/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 20th day of November, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY