Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1358467
12/16/2025 08:34:28 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251216-0099736

# Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, Arnold Baratti, and wife, Christina L. Baratti, a/k/a Christina Baratti, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto Arnold Baratti and Christina L. Baratti, or their Successor(s), as Trustee(s) of the Arnold & Christina Baratti Family Living Trust 2025, dated December 12th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Goodlettsville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Subdivision Plat for Moore Family Subdivision, Final Plat of record in Plat Book 8250, page 799, as amended in Instrument No. 20020509-0057332, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Christina Baratti and Arnold Baratti, wife and husband, from Gary L. Moore and Sally S. Moore, husband and wife, by Warranty Deed on October 5th, 2023, and recorded on October 11th, 2023, Instrument No. 20231011-0079813, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1592 Campbell Road, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 12th day of December, 2025.

**Grantors:**

X A. Baratti
Arnold Baratti

Christina L. Baratti
Christina L. Baratti, a/ka Christina Baratti

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

| Address of New Owner: | Send Tax Bills to: | Map and Parcel: |
|---|---|---|
| Arnold Baratti and Christina L. Baratti, as Trustees of the Arnold & Christina Baratti Family Living Trust 2025, 1592 Campbell Road, Goodlettsville, TN 37072 | Arnold Baratti and Christina L. Baratti, as Trustees of the Arnold & Christina Baratti Family Living Trust 2025, 1592 Campbell Road, Goodlettsville, TN 37072 | **024 229.00** |

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Arnold Baratti and Christina L. Baratti to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 12th day of December, 2025.

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Arnold Baratti and Christina L. Baratti, as Trustees of the Arnold & Christina Baratti Family Living Trust 2025, dated December 12th, 2025.
Address: 1592 Campbell Road, Goodlettsville, TN 37072.

**Grantee:**

Arnold Baratti, as Trustee of the Arnold & Christina Baratti Family Living Trust 2025, dated December 12th, 2025.

Christina L. Baratti, as Trustee of the Arnold & Christina Baratti Family Living Trust 2025, dated December 12th, 2025.

Subscribed and sworn to before me this 12th day of December, 2025.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-25-2028