Karen Johnson Davidson County
Batch# 1362097 DEEDQC
12/29/2025 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102952

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Louis J. Laratta, Affiant

Subscribed and sworn to before me this 19th day of December 2025.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Louis Junior Laratta, Co-Trustee Glenelyn Rogers Clark, Co-Trustee 581 Ploughmans Bend Drive Franklin, TN 37064	Same	132 11 0 034.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Louis J. Laratta and wife, Ellen R. Clark (a/k/a Glenelyn Rogers Clark),** the "**Grantors**", do hereby convey and quitclaim unto **Louis Junior Laratta and Glenelyn Rogers Clark, Co-Trustees of the Laratta and Clark Family 2025 CP Trust dated December 19, 2025**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 19th day of December, 2025.

Louis J. Laratta

Ellen R. Clark (a/k/a Glenelyn Rogers Clark)

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ally Hicks, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Louis J. Laratta and Ellen R. Clark (a/k/a Glenelyn Rogers Clark), the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 19th day of December, 2025.

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Notary Public

My Commission Expires: 7-6-26

EXHIBIT A

Being the easterly part of Lot 73 on the Plan of Southmeade Subdivision of record in Book 1835, pages 118 and 119 as modified by relocation of Kenilwood Drive for Interstate 65 as appears on Metropolitan Property Tax Map 132-11, Parcel 34. Said part of said Lot fronts 149 feet on the easterly side of a frontage road (being the relocation of Kenilwood Drive), and extends back 302 feet on the northerly line and 214 feet on the southerly line, to the L & N Railroad right-of-way and measures 171 feet thereon.

Being the same property conveyed to Louis J. Laratta and wife, Ellen R. Clark, by Quitclaim Deed from LouEllen, LLC, a Tennessee limited liability company, of record in Instrument No. 20181016-0102556, dated September 22, 2018, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 4344 Kenilwood Drive, Nashville, Tennessee 37204.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 December 19, 2025 (date of document).

Affiant Signature

12-22-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

