Karen Johnson
Batch # 1377278
02/09/2026 09:30:15 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260209-0009102

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ELIZABETH A. TRANKA
PIERRO, CONNOR & STRAUSS, LLC
43 BRITISH AMERICAN BOULEVARD
LATHAM, NY 12210

OWNER (SEND TAX BILLS TO):

RACHEL O. MINOR, TRUSTEE
32 BALBOA DRIVE
LATHAM, NY 12110

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD B. POMBO and SALLY G. POMBO, a married couple (herein, "Grantor"), whose address is 32 Balboa Drive, Latham, NY 12110, hereby bargains, sells, remises, releases, quit claims and conveys to RACHEL O. MINOR, TRUSTEE, or any successors in trust, under the RICHARD B. AND SALLY G. POMBO FAMILY IRREVOCABLE TRUST dated December 12, 2025 (herein, "Grantee"), whose address is 32 Balboa Drive, Latham, NY 12110, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4350 Barnes Cove Drive, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 173 09 0A 653.00-CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 12th day of December, 2025.

GRANTOR:

Richard B. Pombo

Richard B. Pombo

STATE OF New York
COUNTY OF Albany

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard B. Pombo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2025.

[Affix Notary Seal]

APRIL BRICKLE-GRIESEMER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR0014986
Qualified in Schenectady County
My Commission Expires 10-26-2027

April Brickle-Griesemer
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-26-27

GRANTOR:

Sally G. Pombo

Sally G. Pombo

STATE OF New York
COUNTY OF Albany

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sally G. Pombo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2025.

[Affix Notary Seal]

April Brickle-Griesemer
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-26-27

APRIL BRICKLE-GRIESEMER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR0014986
Qualified in Schenectady County
My Commission Expires 10-26-2027

OATH OF CONSIDERATION

STATE OF New York
COUNTY OF Albany

The actual consideration for this transfer is 0.00.

Grantee:

Richard B. and Sally G. Pombo Family Irrevocable Trust dated December 12, 2025

Rachel O. Minor

Rachel O. Minor, Trustee

Subscribed and sworn to under oath before me, this 12th day of December, 2025 by Rachel O. Minor, as Trustee of Richard B. and Sally G. Pombo Family Irrevocable Trust dated December 12, 2025.

[Affix Notary Seal]

April Brickle-Griesemer
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-26-27

APRIL BRICKLE-GRIESEMER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR0014986
Qualified in Schenectady County
My Commission Expires 10-26-2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 772 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 202505120037308 on May 12, 2025.

PIN NO: 173 09 0A 653.00-CO

STREET ADDRESS:

4350 Barnes Cove Drive, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.