Karen Johnson Davidson County
Batch# 1425275 DEEDQC
05/27/2026 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260527-0047850

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Joshua S. Seidenberg and Erica L. Rossitto, Co-Trustee Rossitto-Seidenberg Community Property Trust 724 Brownlee Drive Nashville, TN 37205	Same	115-06-0-027.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, JOSHUA SCOTT SEIDENBERG and ERICA LEE ROSSITTO (collectively, the "Grantor"), hereby quitclaim and convey to JOSHUA S. SEIDENBERG and ERICA L. ROSSITTO, as Co-Trustees of the ROSSITTO-SEIDENBERG COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of West Meade Hills, Section 2 of record in Plat Book 2900, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Scott Seidenberg and Erica Lee Rossitto, husband and wife, from Randall Keith Morris and Lindsey B. Morris, husband and wife, by Warranty Deed dated September 6, 2024, of record in Instrument No. 20240909-0069328, and recorded on September 9, 2024, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 6721 Currywood Drive, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 26 day of May, 2026.

JOSHUA SCOTT SEIDENBERG

ERICA LEE ROSSITTO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JOSHUA SCOTT SEIDENBERG and ERICA LEE ROSSITTO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 26 day of May, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant, Joshua S. Seidenberg

Subscribed and sworn to before me, this 26 day of May, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

50110524.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 26, 2026 (date of document).

Affiant Signature

05/26/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of May, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

