Karen Johnson Davidson County
Batch# 1478256 DEEDQC
09/28/2026 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089542

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Marc DeRossett

TO:

Marc DeRossett, Trustee of the La Mia Famiglia Revocable Trust dated September 28, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 28th day of September, 2026, by **Marc DeRossett, an unmarried man** ("Grantor"), to **Marc DeRossett, Trustee of the La Mia Famiglia Revocable Trust dated September 28, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and fifty percent (50%) interest** in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 254 on the Plan of DT McGavock and Others Addition, of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> SAID Lot No. 254 fronts 50 feet on the Southwesterly side of 14th Avenue North formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley in the rear.
>
> BEING **the Grantor's undivided fifty percent (50%) interest** in the same property conveyed to Marc DeRossett and Denise Marie Lussier by Warranty Deed from JRC Properties, LLC, a Tennessee limited liability company, dated May 19, 2017, and recorded on May 25, 2017, in Instrument No. 20170525-0052359, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (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) all other matters and restrictions of public

record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

This is real property known as: **1501 14th Avenue North, Nashville, TN 37208**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Marc DeRossett
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marc DeRossett**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of September, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Marc Derossett, Trustee 3646 Old Clarksville Pike Joelton, TN 37080	Same/Owner	1501 14th Avenue North Nashville, TN 37208 081-16-0-024.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 September 28, 2026

Affiant Signature

9.28.26
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
28th day of September, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11.5.29