QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Ernest O. Bennett III
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2023.

NOTARY PUBLIC

COMMISSION EXPIRES: 9/2/24

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1023459 DEEDQC
07/06/2023 03:29:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230706-0051788

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Ashlee Fiorini & Mark Fiorini 3108 B Curtis Street Nashvillle, TN 37218	Same as Owner	070-09-0R-002.00-CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **ASHLEE FIORINI, an unmarried person, MARK FIORINI, a married person, and MICHAEL ELLIS, an unmarried person** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **ASHLEE FIORINI, an unmarried person, and MARK FIORINI, a married person, as tenants in common with right of survivorship** (hereinafter "Grantee"), and their heirs, successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Being Unit No. B, together with the common elements, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3108 Curtis Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201222-0152066, and further being shown on Plat attached thereto as Exhibit "B", 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 Grantor by Greg Farrichielli, a single man, by Warranty Deed of record in Instrument No. 20211223-0170066 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3108 B Curtis St., Nashville, TN 37218.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Ashlee Fiorini, Grantor

Michael Ellis, Grantor

CYNTHIA SORRELS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires on 2/28/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashlee Fiorini and Michael Ellis, within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 27 day of June, 2023.

Commission Expires: 2/28/26

Cynthia Sorrels
Notary Public

QUITCLAIM DEED, **ASHLEE FIORINI, an unmarried person, MARK FIORINI, a married person, and MICHAEL ELLIS, an unmarried person**, as Grantor, to **ASHLEE FIORINI, an unmarried person, and MARK FIORINI, a married person, as tenants in common with right of survivorship**, as Grantee.

Page 2, Signature Page for Mark Fiorini, Grantor

Mark Fiorini, Grantor

STATE OF NEW YORK)
COUNTY OF ONONDAGA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Fiorini, a within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 22nd day of JUNE, 2023.

Commission Expires: 11/12/2025

Notary Public

CATHY A. HURD
Notary Public, State of New York
No. 01HU4988602
Qualified in Onondaga County
Commission Expires 11/12/2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 27th day of June, 2023.

Ernest D. Bennett, III, Affiant — July 6, 2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 6th day of July, 2023.

Commission Expires: September 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024