QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Corrine Sumls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2023.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1047681 DEEDQC
09/08/2023 11 41 43 AM 2 pgs
Fees $12 00 Taxes $0 00

20230908-0070640

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Insurance Co.
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence P. Cavallo and Gail Re Cavallo, Trustees	Same	
(NAME)	(NAME)	
12055 East Sand Hills Road		118-01-0-278.00
(ADDRESS)	(ADDRESS)	
Scottsdale, Arizona 85255		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Caroline L. Cavallo, hereinafter called the GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto **Lawrence P. Cavallo and Gail Re Cavallo, Trustees of The Cavallo Family Trust dated December 8, 2009, hereinafter called the GRANTEES,** their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Easterly 41 feet of Lot No. 41 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 Part of said Lot No. 41 fronts 41 feet on the Northerly side of Gilmore Avenue, and runs back between parallel lines, 160 feet to an Alley.

Being the same property conveyed to Caroline L. Cavallo by Quitclaim Deed from **Lawrence P. Cavallo and Gail Re Cavallo, Trustees of The Cavallo Family Trust dated December 8, 2009, of record in Instrument No. 20220823-0095282 Register's Office for Davidson County, Tennessee, dated July 26, 2022, and recorded on August 23, 2022.**

Unimproved

This is improved X property, known as 924 Gilmore Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 1st day of Sep, 2023.

Caroline Cavallo

Caroline L. Cavallo

State of Illinois
County of Madison

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Caroline Cavallo, the within named bargainor, 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, at office, this 1st day of September, 2023.

My Commission Expires:

Jennifer L Alepra
Notary Public

OFFICIAL SEAL
JENNIFER L ALEPRA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/08/2026