Karen Johnson Davidson County
Batch # 1179087 DEEDQC
09/09/2024 09:19:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240909-0069054

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESS

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

A.J. DiCarlo

Affiant

Subscribed and sworn to before me, this 4th day of September 2024.

Madelyn Stampley

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Andrew J. DiCarlo Living Trust Samuel V. DiCarlo Living Trust 1525A Arthur Avenue Nashville, TN 37208	Andrew J. DiCarlo Living Trust Samuel V. DiCarlo Living Trust 1525A Arthur Avenue Nashville, TN 37208	081 12 3I 001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Andrew Joseph DiCarlo and Samuel Vincent DiCarlo, both unmarried as joint tenants, do hereby quitclaim, transfer and convey unto Andrew J. DiCarlo, as Trustee of the Andrew J. DiCarlo Living Trust dated September 4, 2024, as to a 50% interest, and Samuel V. DiCarlo, as Trustee of the Samuel V. DiCarlo Living Trust dated September 4, 2024, as to a 50% interest, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 1525 Arthur Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1525 Arthur Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210316-0034516, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations

imposed upon and relating to the units, property, co-owners and tenants of Homes at 1525 Arthur Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210316-0034516, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Andrew Joseph DiCarlo and Samuel Vincent DiCarlo, both unmarried as joint tenants, from American Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated April 13, 2022, and recorded on April 20, 2022, as Document No. 20220420-0045682, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1525A Arthur Avenue, Nashville, Tennessee 37208

Witness my hand this 4th day of September 2024.

A.J. DiCarlo

Andrew Joseph DiCarlo, Grantor

Samuel Vincent DiCarlo, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Andrew Joseph DiCarlo and Samuel Vincent DiCarlo, as Grantors, 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, this day, September 4, 2024.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

Madelyn Stampley

Madelyn Stampley, Notary Public
My commission expires: October 26, 2025