Karen Johnson Davidson County
Batch# 1233093 DEEDQC
02/03/2025 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250203-0008152

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and Subscribed before me this 27th day of January, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of January, 2025, among:

JOSEPH CAVICCHI AND K'LYNN CAVICCHI, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOSEPH CAVICCHI AND K'LYNN CAVICCHI, TRUSTEES OF THE CAVICCHI FAMILY TRUST DATED JANUARY 27, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes At 495 Broadwell Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 495 Broadwell Drive, a Horizontal Property Regime, of record in Instrument Number 20170522-0050525 and Amendment recorded in Instrument No. 20180221-0016612, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joseph Cavicchi and K'Lynn Cavicchi, husband and wife, by Warranty Deed from Michael Cardwell and Lauren Cardwell, husband and wife, dated October 3, 2022, and recorded October 4, 2022, at Instrument No. 20221004-0109465, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 495 Broadwell Drive, Unit B, Nashville, TN 37220.

THIS DEED has been prepared solely upon information furnished by **Joseph Cavicchi and K'Lynn Cavicchi.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JOSEPH CAVICCHI

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Joseph Cavicchi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

K'LYNN CAVICCHI

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **K'Lynn Cavicchi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

Joseph Cavicchi and K'Lynn Cavicchi, Trustees
Cavicchi Family Trust dated January 27, 2025
495 Broadwell Drive, Unit B
Nashville, TN 37220

Responsible Party For Taxes:

Joseph Cavicchi and K'Lynn Cavicchi, Trustees
Cavicchi Family Trust dated January 27, 2025
495 Broadwell Drive, Unit B
Nashville, TN 37220

Tax Map and Parcel: 160 08 0B 002.00

Certificate of Authenticity

I, Trent Linville, 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 01/27/2025.

Date

T Linville

Affiant Signature

1/27/2025

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of January, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

