BOX 10-A

This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1248525 DEEDQC
03/20/2025 11 48 23 AM 3 pgs
Fees $17 00 Taxes $0 00
20250320-0020449

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Castleman Concepts, LLC 2003 Castleman Drive Nashville, TN 37215	New Owner	090-12-0-366.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Dante Fabbro and Colton Sissons** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Castleman Concepts, LLC,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Harbor Village Estates of record in Plat Book 8250, Page 36, in the 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 Alexander H. Craw by Warranty Deed from Jessica Alyse Barron, unmarried of record in Instrument No. 20190618-0058742 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 18, 2019.

Being the same property conveyed to MFKR Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alexander H. Craw, unmarried of record in Instrument No. 20240205-0007789 Register's Office for Davidson County, Tennessee, dated February 02, 2024 and recorded on February 05, 2024.

Being the same property conveyed to Dante Fabro a.k.a Dante Fabbro and Colton Sissons by Warranty Deed from MFKR Holdings, LLC of record in Instrument No. 20240206-0008226 Register's Office for Davidson County, Tennessee, dated February 02, 2024 and recorded on February 06, 2024.

Being also known as 610 Basswood Avenue, Nashville, TN 37209.

Witness my hand this 18 day of March 2025

COLTON SISSONS

DANTE ~~FABRO~~ DF
Fabbro

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Colton Sissons and Dante Fabro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this ____ day of March, 2025

Commission expires

Notary Public

STATE OF OHIO
COUNTY OF Franklin

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dante ~~Fabro,~~ Fabbro, Re with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 18 day of March, 2025

Commission expires December 12, 2028

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the ____ day of March, 2025

Notary Public

Commission expires

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF V

Witness my hand this 19th day of March, 2025

COLTON SISSONS

DANTE FABRO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Colton Sissons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 19th day of March, 2025

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

Commission expires

Notary Public

STATE OF OHIO

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dante Fabro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this ____ day of March, 2025

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2025

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

Commission expires

Notary Public