Karen Johnson Davidson County
Batch# 1272299 DEEDQC
05/13/2025 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250513-0037420



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Kristen N. DiPasquale
Affiant

Subscribed and sworn to before me this 30th day of April, 2025.

Kathryn G. Brinton
Notary Public

My commission expires: 1/4/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristen Noelle DiPasquale	**Kristen Noelle DiPasquale**	**126-15-A-282.00 CO**
7229 Explorer Trail	**7229 Explorer Trail**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Steven B. DiPasquale and Kristen N. DiPasquale, as Trustees of the Brad and Kristen DiPasquale Living Trust dated July 20, 2022** (hereinafter the "Grantor"), hereby quitclaim and convey to **Kristen Noelle DiPasquale, an unmarried woman** (hereinafter the "Grantee") her successors and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Seven, Boone Trace at Biltmore of record in Instrument Number 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven B. DiPasquale and Kristen N. DiPasquale, as Trustees of the Brad and Kristen DiPasquale Living Trust dated July 20, 2022 from Steven B. DiPasquale and Kristen N. DiPasquale, husband and wife, by Quitclaim Deed dated July 20, 2022 and recorded July 28, 2022 of record as Instrument Number 20220728-0086250 in the Register's Office for Davidson County, Tennessee

BEING commonly known as **7229 Explorer Trail, Nashville, TN 37221.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

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 has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 30th day of April, 2025.

The Brad and Kristen DiPasquale Living Trust

By: _____
Steven B. DiPasquale, Trustee

By: Kristen N. DiPasquale
Kristen N. DiPasquale, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Steven B. DiPasquale and Kristen N. DiPasquale, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Trustees of The Brad and Kristen DiPasquale Living Trust, and that as Trustees they are authorized by the Trust to execute the within instrument as its Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2025.

Kathryn G. Brinton
Notary Public
My Commission Expires: 1/4/27

KATHRYN G. BRINTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/04/2027
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/30/2025 (date of document).

Karla I Kard
Affiant Signature

04/30/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

