Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1274166 DEEDQC
05/16/2025 01:30:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20250516-0038798

Prepared from information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Christopher Cavolo and Sonia R. Cavolo
1725 Yellow Wood Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map and Parcel No.
155070B05100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Christopher Cavolo and Sonia R. Cavolo, Co-Trustees, Cavolo Family Revocable Living Trust Agreement dated November 22, 2021**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Christopher Cavolo and Sonia R. Cavolo, husband and wife**, ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the First Revision Final Plat of the Poplar Creek Estates, Phase V, Section "B-2" Subdivision (The Highlands of Allens Green), a Planned Unit Development, of record in Instrument No. 20030618-0084283, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to **Christopher Cavolo and Sonia R. Cavolo, Co-Trustees, Cavolo Family Revocable Living Trust Agreement dated November 22, 2021**, by Quitclaim Deed dated November 22, 2021, from **Christopher Cavolo and Sonia R. Cavolo, husband and wife**, recorded in Instrument No. 20211129-0157182, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1725 Yellow Wood Ct., Nashville, TN 37221.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 16th day of May 2025.

Christopher Cavolo, Trustee
Cavolo Family Revocable Living Trust
Agreement dated November 22, 2021

Sonia R. Cavolo, Trustee
Cavolo Family Revocable Living Trust
Agreement dated November 22, 2021
by:

Christopher Cavolo, Attorney-in-Fact for Sonia R. Cavolo under Power of Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Christopher Cavolo, Trustee, Cavolo Family Revocable Living Trust Agreement dated November 22, 2021**, with whom I am personally acquainted, and acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May 2025.

Notary Public

My Commission Expires: 7/23/2028

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Christopher Cavolo**, with whom I am personally acquainted, and acknowledged, upon oath, that he executed the within instrument under Powers of Attorney in behalf of **Sonia R. Cavolo, Trustee, Cavolo Family Revocable Living Trust Agreement dated November 22, 2021**, for the purposes therein contained.

Witness my hand and official seal this 16th day of May 2025.

Notary Public

My Commission Expires: 7/23/2028

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 16th day of May 2025.

Notary Public

My Commission Expires: 7/23/2028

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028

DURABLE POWER OF ATTORNEY
OF
SONIA R. CAVOLO

1. Appointment of Attorney-in-Fact:

A. I, **Sonia R. Cavolo**, revoking all previous Powers of Attorney, except for the Durable Power of Attorney for Health Care which I shall execute on this date, hereby appoint my husband, **Christopher Cavolo**, as my attorney-in-fact under the Uniform Durable Power of Attorney Act (T.C.A. § 34-6-101, *et seq.*). If protective proceedings for my estate are hereafter commenced, I hereby nominate, for consideration by the court, the person then acting hereunder as my attorney-in-fact to be the conservator of my estate or guardian of my estate.

B. If my husband, **Christopher Cavolo**, is unable or unwilling to serve or continue to serve, then I appoint my husband's brother, **Charles S. Cavolo**, as substitute or successor attorney-in-fact, to serve with the same powers. If my husband's brother, **Charles S. Cavolo**, is unable or unwilling to serve or continue to serve, then I appoint my friend, **Mary Rachel Jones**, currently residing in Franklin, Tennessee, as substitute or successor attorney-in-fact, to serve with the same powers. The resignation of my original or any successor attorney-in-fact may be evidenced by an instrument in writing delivered to my successor named herein. The incapacity of my original or any successor attorney-in-fact may be determined by a written statement of my attorney-in-fact's attending physician delivered to any successor attorney-in-fact.

C. This power of attorney shall not be affected by my subsequent disability or incapacity. I intend for the authority conferred on my attorney-in-fact to be exercisable by said attorney-in-fact notwithstanding any such disability or incapacity.

2. Powers.

I hereby incorporate by reference all powers authorized by the Uniform Durable Power of Attorney Act, codified at T.C.A. §34-6-101, *et seq.*

I authorize my attorney-in-fact to take the following actions on my behalf:

A. Monies and Compensation. To use the funds in any account of mine on deposit with any bank or other financial institution, for my health, support, and comfort; to collect any monies due me; to make deposits and withdrawals, whether by check or otherwise; to renew or not renew any certificates of deposit; to have full access to the contents of any safe deposit box leased in my name; and to pay to himself, herself or itself reasonable compensation for services rendered under this power of attorney. Compensation for a corporate attorney-in-fact shall be based upon its current fee schedule applicable at the time of determination.

B. Personal Property. To buy, sell, or otherwise deal with personal property on my behalf, including but not limited to, automobiles, clothing, jewelry, furniture, furnishings, and

other household and personal effects, and also including any intangible personal property that I may own, such as stocks, bonds, debentures, notes, intellectual property, and any other intangible personal property.

C. Real Estate. To buy, sell, convey, mortgage, encumber, rent, manage, insure, repair, maintain, and otherwise deal with my real estate (now owned or later acquired) upon such terms and conditions as my attorney-in-fact may determine to be in my best interest, including the power to take back a purchase money mortgage upon the sale of any of my real property and remove tenants and to recover possession. This power includes the ability to sell, convey, mortgage, encumber, rent, manage, insure, repair, maintain, and otherwise deal with my personal residence or homestead that I now own or may own in the future in such manner as my attorney-in-fact shall deem desirable and in my best long-term interest.

D. Life Insurance, Annuities and Employee Benefit Plan/Individual Retirement Account. To apply for, purchase, carry, surrender (in whole or in part), convert, borrow against, designate and change beneficiaries, change ownership by gift or sale, assign as collateral, change dividend and nonforfeiture options, authorize asset allocations and transfers and otherwise deal with insurance and annuity contracts, payment plan accounts, premium payment accounts and other insurance-related contracts of any kind. To apply for, purchase, transfer, convert (including ROTH conversions), terminate and otherwise deal with employee benefit plans and individual retirement accounts of any kind.

E. Gifts. To make gifts, grants or other transfers without consideration for estate planning purposes of my property to my spouse and my issue.

In addition to have the power to amend or revoke any trust created by me; create and fund any revocable or irrevocable trust for my benefit and/or for the benefit of my spouse and/or my issue; perform the actions set forth in Paragraph D, add or change beneficiary designations in any death benefits payable on account of the death of me from any employee benefit plan, individual retirement account or any other accounts held for my benefit, including adding, changing or deleting transfer on death designations; change, add or delete any right of survivorship designation on any property, real or personal, to which I hold title, alone or with others; renounce or disclaim any property or interest in property or powers to which I may become entitled, whether by gift or testate or intestate succession; exercise any right, refuse, release or abandon any right to claim an elective share in any estate under any Will, in order to further facilitate the transfer of property directly or indirectly for estate planning purposes to my spouse and my issue then living. The above referenced powers set forth in Paragraph D and E shall only be exercised in a manner that is consistent with the then existing dispositive provisions of my estate plan. The transfer to a trust for a beneficiary as opposed to an outright transfer to the beneficiary shall be considered consistent with any existing estate plan.

If my Attorney-in-Fact is authorized to make a gift to him or herself, then such gift shall be for the primary purpose of assisting me in benefiting my relatives and qualifying for public or private assistance for which my agent is specifically authorized to apply for on my behalf.

Notwithstanding any other provision of this instrument, my agent shall not participate in the exercise of a power or discretion conferred under this instrument that would cause my agent to possess a general power of appointment within the meaning of Sections 2041 and 2514 of the Internal Revenue Code of 1986, as amended.

F. Fiduciary Acts. To act in my place as partner of any partnerships in which I hold an interest, as member of any limited liability company in which I hold an interest, and as Trustee of any trusts in which I am serving as trustee.

G. Digital Assets. My attorney-in-fact shall have (i) the power to access, use and control my digital devices, including but not limited to, desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smartphones, and any similar digital device which currently exists or may exist as technology develops or such comparable items as technology develops for the purpose of accessing, modifying, deleting, controlling or transferring my digital assets, and (ii) the power to access, modify, delete, control, and transfer my digital assets, including but not limited to, my emails received, email accounts, digital music, digital photographs, digital videos, software licenses, social network accounts, file sharing accounts, financial accounts, domain registrations, DNS service accounts, web hosting accounts, tax preparation service accounts, online stores, affiliate programs, other online accounts and similar digital items which currently exist or may exist as technology develops or such comparable items as technology develops.

H. Mail. To enter any mailbox which I shall have hired, whether at a United States Post Office or elsewhere, and to surrender the box and terminate the lease in the agent's discretion; to sign for any certified and/or registered mail directed to me, and to execute any order required to forward mail to any location selected by my agent.

I. Other Acts. To take any and all actions on my behalf as fully and effectively as if I were personally present. In conferring this general durable power of attorney on my attorney-in-fact, I am fully aware of the broad authority being granted herein and express my full confidence in my said attorney-in-fact.

3. Ratification of Acts.

I ratify and confirm all acts done by my attorney-in-fact under this Durable Power of Attorney. All third parties acting in good faith reliance on this power shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

4. HIPAA Authority.

My attorney-in-fact may need access to my "protected health information" ("PHI," as defined in the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), 42 USC § 1320d and 45 CFR §§ 160-164) solely for the purpose of making decisions as to payments related to my health care. I intend that my attorney-in-fact be treated as my "personal representative" (as defined in 45 CFR § 164.502(g)(1)) for all purposes related to my PHI and other medical records

to the extent necessary to make decisions as to payments related to my health care, and as such personal representative shall (1) have access to all my "individually identifiable health information," including my PHI (as those terms are defined in the regulations under HIPAA at 45 CFR § 160.103), verbal or written; (2) possess, without limitation, my right of access to inspect and obtain a copy of protected health information about me as required by HIPAA at 45 CFR § 164.524; and (3) possess, without limitation, my right to an accounting of disclosures of protected health information as required by HIPAA at 45 CFR § 164.528. My attorney-in-fact's exercise of the powers under this Paragraph shall not be deemed events: (1) in which treating my attorney-in-fact as personal representative could endanger me for purposes of 45 CFR § 164.502(g)(5)(i)(B) or (2) in which it is not in my best interest for my attorney-in-fact to be treated as my personal representative for purposes of 45 CFR § 164.502(g)(5)(ii). This authority applies to any information governed by HIPAA and may not be revoked except by revocation of this document as provided herein, which revocation may not be made by an extrinsic document unless such document specifically refers to this power.

IN WITNESS WHEREOF, I hereby execute this Durable Power of Attorney on the 22nd day of November 2021.

Sonia R. Cavolo

This instrument was signed, published and declared by the said **Sonia R. Cavolo,** as and for her Durable Power of Attorney on the day and year written above, in our presence and in the presence of each of us who, at her request, in her presence and in the presence of each other, have subscribed our names as witnesses this 22nd day of November 2021.

WITNESS

Chapel Hill TN
ADDRESS

WITNESS

Brentwood, TN
ADDRESS

ACKNOWLEDGMENT FOR PRINCIPAL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared **Sonia R. Cavolo**, to me known to be the person described herein and who executed the foregoing Durable Power of Attorney and acknowledged that it was executed as a free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of November 2021.

Notary Public

My Commission Expires: 7/22/23

JOSHUA TILLMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 22, 2023

ACKNOWLEDGMENT FOR WITNESSES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of November 2021, before me the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, appeared Erin Stevenson and Erika Scruggs, personally known to me (or proved to me on the basis of satisfactory evidence) to be the witnesses to the foregoing Durable Power of Attorney and that said instrument was signed in their presence by the principal, who was known to them, and that the statements contained in the foregoing declaration of witnesses were read by them and declared by them to be true.

WITNESS my hand and Notarial Seal on the day and date first above written.

Notary Public

My Commission Expires:
7/22/23

THIS INSTRUMENT PREPARED BY
COOK TILLMAN LAW GROUP
5141 VIRGINIA WAY, SUITE 220
BRENTWOOD, TN 37027

JOSHUA TILLMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 22, 2023

Certificate of Authenticity

I, Josh Tillman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 16, 2025.

Affiant Signature

May 16, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of May 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028