Karen Johnson Davidson County
Batch# 1277167 DEEDQC
05/23/2025 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250523-0040785

PREPARED BY:

S. Elizabeth Greene, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 23, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Trust of Mark James Cappellino
1906 10th Avenue South
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Number:
10509037000

QUITCLAIM DEED

Mark J. Cappellino, an unmarried man, ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Trust of Mark James Cappellino**, dated May 23, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 23, 2025.**

Mark J. Cappellino

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mark James Cappellino,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 23, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 28 on the plan of Map of Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, and being the southerly part of Lot No. 1 on a map showing the subdivision of Lot 23 made June 21, 1922 prepared by Earl Drake, County Surveyor, not of record, described as follows:

Beginning at the northeast corner of 10th Avenue South, formerly Glendale Avenue, and a 20 foot alley, being the southwest corner of said Lot No. 1; thence with the easterly margin of said Avenue, northerly 60 feet; thence at right angles easterly 55 feet to the line between Lots Nos. 1 and 2; thence with said line; southerly 51.5 feet to the northerly margin of said alley; thence with the northerly margin of said alley, westerly 56.62 feet to the beginning.

Being the same property conveyed to Mark J. Cappellino, an unmarried man, from Jennifer Johnson-Harrell FKA Jennifer Pursley and husband, Jay Todd Harrell, by deed of record in Instrument No. 20140917 - 0085481, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1906 10th Avenue South, Nashville, TN 37203.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 May 23, 2025.

Affiant Signature

May 23, 2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, May 23, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028