This Instrument Prepared by and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1292315 DEEDQC
07/01/2025 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250701-0051755

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Carol L. Mascolo, Trustee 8566 Sawyer Brown Road Nashville, TN 37221	SAME	Map 155.00 Parcel 144.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Carol L. Mascolo as Executor of the Edward H. Mascolo Estate and as Successor Trustee of Trust A and Trust B established under the Last Will and Testament of Edward H. Mascolo dated October 10, 1975,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Carol L. Mascolo as Successor Trustee of Trust A and Trust B established under the Last Will and Testament of Edward H. Mascolo dated October 10, 1975,** its successors and assigns to the following tracts of land in Hardin County, Tennessee described as follows:

Land lying and being in the 9th Civil District of Davidson County, Tennessee, surveyed the 21st day of September, 1966, by S. H. Hutchison as follows:

Beginning at an iron stake, Beech Pointer, Herman Claxton's inner corner, the original beginning point of the Fannie Jackson land: thence with the Herman Claxton land, south 86 degrees east 267 feet to an iron stake, with a small beech, Red Bud and Ash Pointers; thence leave the Claxton line, south 2 degrees 30' west 915 feet to a point in the Ridge Road, south 56 deg. West 320 feet to a point in said road, and the Baltimore line, northwest corner of the N.B. Ensey tract, small Hickory in line on north margin of road, also Red Oak Pointer; thence with the Baltimore Claxton line, north 2 deg. 30' east 1122 feet to the point of beginning, containing 6.25 acres, more or less.

Being the same property conveyed to Mascolo Partnership (Mark Mascolo and Edward Mascolo, as partners) by deed of record in Book 11388, Page 792, Register's Office for Davidson County, Tennessee. Edward Mascolo has since died and his estate was probated in the Williamson County, Tennessee Chancery Court, Probate Division. His interest in said real property was devised trust established under the Last Will and Testament of Edward H. Mascolo dated October 10, 1975.

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

This improved property is known as 8618 Lewis Road, Nashville, TN, 37221.

Witness my hand this 24th day of June, 2025.

Carol L. Mascolo

Carol L. Mascolo as Executor

Carol L. Mascolo

Carol L. Mascolo as Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Carol L. Mascolo with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that she is the Executor of the Estate of Edward H. Mascolo, and who further acknowledged that she is authorized to execute the within instrument on behalf of the estate.

Witness my hand and official seal this 24th day of June, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/4/27

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Carol L. Mascolo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of Trust A and Trust B established under the Last Will and Testament of Edward H. Mascolo dated October 10, 1975, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 24th day of June, 2025.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Carol L. Mascolo
Affiant

Subscribed and sworn to before me, this the 27 *day of* June, *2025.*

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/4/27

Certificate of Authenticity

I, **Joe White** , do hereby make an 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 **7/1/2025**.

Name: **Joe White**

Title: **Processor**

Date **07/01/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on **07/01/2025 .**

Notary Public: _____

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27