Karen Johnson
Batch # 1297193
07/14/2025 12 24 13 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250714-0055278

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Vincent N. Toscano VINCENT N. TOSCANO, AFFIANT Subscribed and sworn to before me, this 8 day of JUN 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
VINCENT N. TOSCANO and LYDIA E. TOSCANO, CO-TRUSTEES 600 Plantation Court Nashville, TN 37221	New Owner	Map and Parcel No. 142-05-0A-146-00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Vincent N. Toscano and Lydia Esther Toscano, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Vincent N. Toscano and Lydia E. Toscano, Co-Trustees of the Toscano Joint Revocable Trust, created June 12, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 600 Plantation Court, Nashville, Tennessee 37221, and more particularly described as follows:

Being Unit No. X-8 together with the carport designated number X-8-C on the plan of Section Two, River Plantation Condominium Apartments, of record in Plat Book 4460, Pages 136-137, and Master Deed of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book

6354, Page 676, and corrected in Book 6436, Page 389, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said property.

Being the same property conveyed to Vincent N. Toscano and Lydia Esther Toscano, husband and wife, from Linda Clifton Nelson, an unmarried woman, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20240814-0061886.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8 day of JULY 2025.

Vincent N Toscano

Vincent N. Toscano, Grantor

Lydia Esther Toscano

Lydia Esther Toscano, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Vincent N. Toscano**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of JULY 2025.

Hannah Benson

Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lydia Esther Toscano**, the Grantor, 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.

Witness my hand and official seal at office, this 8 day of JUN 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028