Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1300517 DEEDQC
07/22/2025 09 11 08 AM 3 pgs
Fees $17 00 Taxes $0 00

20250722-0057543

STATE OF ~~TENNESSEE~~ NY)
COUNTY OF ~~WILLIAMSON~~ Nassau)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2025.

Notary Public

My Commission Expires: 8.3.26

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Spinelli 947 Todd Preis Drive Nashville, TN 37221	New Owner	142 05 0C 069.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robert Spinelli, an unmarried man and George Portugal, a married man, as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Robert Spinelli, an unmarried man,** (hereinafter referred to as the "Grantee") his heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Unit No. G-403, together with the carport designated No. G-403-C, on the Plan of AMENDED PLAT-BUILDINGS A, K, N, R, U, W, X, Y & Z, PHASE ONE SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, of record in Plat Book 4860, Pages 17-19, amended in Plat Book 4860, Pages 107-109, Register's Office for said County, to which plan reference made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, Page 756, Instrument No.20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Robert Spinelli, an unmarried man and George Portugal, a married man, as joint tenants with rights of survivorship, by Warranty Deed from Vince E. Pinkerton and wife Brooke H. Pinkerton, of record in Instrument No. 20231011-0079806, in the Register's Office of Davidson County, Tennessee, dated October 10, 2023 and recorded on October 11, 2023.

George Portugal warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July 2025.

George Portugal

STATE OF Maryland)
COUNTY OF Howard)

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

Witness my hand and official seal at office, this 14th day of July 2025.

F. Bass
Notary Public
Montgomery County
Commission Expires March 30,2029

Notary Public F. Bass
My Commission Expires: Mar. 30, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July 2025.

Robert Spinelli

STATE OF New York)
COUNTY OF Nassau)

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

Witness my hand and official seal at office, this 15th day of July 2025.

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2026

Debra S. Turner
Notary Public
My Commission Expires: 8.3.26