Address New Owner	Map-Parcel Numbers.	Send Tax Bills To.
Angelo Edward Canonico and Regina Johnson Canonico, Co-Trustees 1607 Green Hills Drive Nashville, TN 37215	**131 03 0 124.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Angelo E. Canonico and wife, Regina Johnson Canonico, as tenants by the entirety** (the "Grantors"), by these present, hereby transfer, assign, and quitclaim to **Angelo Edward Canonico and Regina Johnson Canonico, Co-Trustees of the Canonico Family Revocable Trust dated July 17, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1607 Green Hills Drive, Nashville, TN 37215**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Karen Johnson Davidson County
Batch # 1301838 DEEDQC
07/24/2025 11 49 47 AM 3 pgs
Fees $17 00 Taxes $0 00
20250724-0058587

Subscribed and sworn to before me this 17th day of July, 2025

Notary Public
My Commission Expires 06/20/2027

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 17th day of July, 2025.

Angelo E Canonico

ANGELO E. CANONICO

Regina Johnson Canonico

REGINA JOHNSON CANONICO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angelo E. Canonico and Regina Johnson Canonico**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 17th day of July, 2025.

Notary Public

My Commission Expires
05/08/2028

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

Being land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being part of the T. F. Bonner Home Place on Belmont Boulevard, as shown on the Plan of Green Hills Subdivision, No. 2, as of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Green Hills Avenue, 300 feet west of the southwest intersection of said Avenue and Belmont Boulevard, thence, southerly parallel to Belmont Boulevard, 215 feet, more or less, to a point in line with Bonner's North yard fence; thence, westwardly, parallel to Green Hills Avenue, 50 feet; thence, northwardly, parallel to the first line of 215 feet, more or less, 215 feet, more or less, to the south margin of Green Hills Avenue; thence, with same eastwardly, 50 feet to the beginning.

BEING the same property conveyed to Angelo E. Canonico and wife, Regina Johnson Canonico, (as tenants by the entirety) from Joseph R Wheeler and wife, Elizabeth B. Wheeler, by warranty deed filed for record on March 23, 1994, Identification Reference Number 30723, as of record in Book 9287, Pages 157-159 in the Register's Office for Davidson County, Tennessee.