Name and Address of New Owner:
Paradise Family Trust
2800 Noonan Drive
Nashville, Tennessee 37206

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1307407 DEEDQC
08/11/2025 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250811-0063813

Map & Parcel No: 083-15-0 083.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Luke Paradise and Alison Charvoz Paradise, husband and wife,** "the Grantors," convey and quitclaim unto **Luke G. Paradise and Alison C. Paradise, Trustees of the Paradise Family Trust dated July 12, 2018,** "the Granteed," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. I 05 on the Plan of Section One, Fortland Park, of record in Plat Book 2663, Page 61, and amended in Book 3950, Page 503, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Luke Paradise and Alison Charvoz Paradise, husband and wife, by Warranty Deed from Ryan Lentz and Katelyn Elliott, husband and wife, of record in Instrument No. 20220921-0104960, dated September 20, 2022, and recorded September 21, 2022.
>
> Being improved property known as 2800 Noonan Drive, Nashville, Tennessee 37206.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

(signatures to commence on following page)

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 11th day of August, 2025.

Luke Paradise (SEAL)

Alison Charvoz Paradise (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of August, 2025, before me personally appeared Luke Paradise and Alison Charvoz Paradise to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this the 11th day of August, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 11th day of August, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, do hereby make 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 8-11-25.

Affiant Signature 8-11-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of August, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON