THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1320025 DEEDQC
09/09/2025 08 05 31 AM 3 pgs
Fees $17 00 Taxes $0 00
20250909-0071751

[PREPARER's DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument]

QUITCLAIM DEED

Address of New Owners	Send Tax Bills To.	Tax ID No
Cristaldi Nashville Properties LLC 7424 George Gaines Road Nashville, TN 37221	Owner	First Tract. 142-9F-637 Second Tract 142-14-0-C-005 00 Third Tract. 142-10-45

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James V. Cristaldi and wife, Rachel C. Cristaldi**, hereinafter called the Grantors, do hereby Quitclaim unto **Cristaldi Nashville Properties LLC**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

First Tract

A certain condominium apartment in Davidson County, Tennessee, being **Unit No. 637, together with the Carport designated No. 63 7-C is River Plantation, Section VIII Phase II**, of record in Plat book 6900, Page 397 as amended in book 6900, Pages 514-517, further amended in Book 6900, Pages 654-657, and as shown in the master deed of record in Book 7417, Page 396, Register's Office for said County, to which plan reference is hereby made for a more complete legal description

Being the same property conveyed to Rachel C. Lilliott by Warranty Deed from Muriel E Shaw, filed on 08/07/2006, at Instrument No 20060807-0096917, Davidson County Register of Deeds Rachel C Lilliott is now known as Rachel C Cristaldi

This is property commonly known as 637 General George Patton, Nashville, TN 37221 *

Second Tract

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING **UNIT NO. 2B ON THE PLAN OF MCPHERSON PLACE TOWNHOMES**, AS SHOWN ON THE COLLECTIVE EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MCPHERSON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO 20060601-0064701

Being the same property conveyed to JAMES V CRISTALDI AND RACHEL C CRISTALDI, HUSBAND AND WIFE, by Warranty Deed from LORENZO CRISTALDI AND JAMES CRISTALDI, filed on 11/03/2021, at Instrument No 20211103-0147386, Davidson County Register of Deeds

This is property commonly known as 711 McPherson Drive, Nashville, TN 37221 *

Third Tract.

Land in Davidson County, Tennessee, being **Lot No. 28 on the Plan of Harpeth Estates, Section 2**, as of record in Book 4175, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to James V Cristaldi by Warranty Deed from William J Falcone, Sr and William J Falcone, Jr , filed on 11/18/2003, at Instrument No 20031118-0168307, Davidson County Register of Deeds

This is property commonly known as 7424 George Gaines Road, Nashville, TN 37221.*

*Note An address is not a legal description of real property

Witness our hands, as of the dated noted below:

Date 8/29/25

James V. Cristaldi

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James V. Cristaldi**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 8 day of August, **2025**.

Notary Public

My Commission Expires. _____

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Rachel C. Cristaldi Date: 7/30/25

Rachel C. Cristaldi

KRISTIN LEA PRANDINI NOTARY PUBLIC Comm. Exp. 01/17/27 TOOMBS COUNTY, GA

STATE OF GEORGIA

COUNTY OF Toombs

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel C. Cristaldi**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of July, **2025**:

Notary Public

My Commission Expires: 1/17/27

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 30 DAY OF August, **2025**.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires