Karen Johnson
Batch # 1324583
09/22/2025 10 27 25 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250922-0075450

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, Tennessee 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNES COUNTY OF DAVID The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 19 day of September, 2025. Notary Public My Commission Expires:

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

QUITCLAIM DEED

Address New Owner: Nicholas and Jennifer Nicolini 1102 Magnolia Ridge Court Annapolis, MD 21403	Send Tax Bills To: New Owner	Tax Information: 082 04 0B 002.00

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, **Nicholas F. Nicolini, Jr. and Jennifer L. Nicolini, husband and wife** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nicholas F. Nicolini Jr. and Jennifer L. Nicolini, Trustees, or their successors in interest, of the Nicholas F. Nicolini Jr. Trust dated** September 16 **, 2025, as amended and restated, as to a 50% interest, and Jennifer L. Nicolini and Nicholas F. Nicolini Jr., Trustees, or their successors in interest, of the Jennifer L. Nicolini Trust dated** September 16 **, 2025, as amended and restated, as to a 50% interest, tenants in common,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1007 NORTH 5TH STREET COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1007 NORTH 5TH STREET COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20140730-0067956, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nicholas F. Nicolini, Jr. and Jennifer L. Nicolini, husband and wife by Warranty Deed from Tina Harris, married, of record in Instrument No.

20250604-0043829, in the Register's office of Davidson County, Tennessee, dated June 2, 2025, and recorded on June 4, 2025.

Being a part of the same property conveyed to Tina Harris, by Special Warranty Deed from Community First Bank & Trust, of record in Instrument No. 20100614-0046057, in the Register's Office of Davidson County, Tennessee, dated June 09, 2010 and recorded on June 14, 2010.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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 16th day of September, 2025

Nicholas F. Nicolini, Jr.

Jennifer L. Nicolini

STATE OF Maryland)
COUNTY OF Anne Arundel)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas F. Nicolini, Jr. and Jennifer L. Nicolini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of September, 2025.

Notary Public

My Commission Expires: 02/14/2027

MADDALENA MARIE CHALK
My Commission Expires
NOTARY PUBLIC
02-14-2027
BALTIMORE CITY, MD