This Instrument Prepared By:
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Karen Johnson Davidson County
Batch # 1325735 DEEDQC
09/23/2025 10:01:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0075799

FROM: Katia S. Capprelli ("Grantor")

TO: Clayton Matthew Magouyrk ("Grantee")
663 Hunters Trail
Nashville, Tennessee 37209

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel No.:**
Clayton Matthew Magouyrk 663 Hunters Trail Nashville, Tennessee 37209	Clayton Matthew Magouyrk 3908 Harding Place Nashville, Tennessee 37215	101-00-0-185.00

FOR AND IN CONSIDERATION of the sum of $-10-, I, Katia S. Capprelli, by these presents, do hereby quitclaim and convey to Clayton Matthew Magouyrk, his heirs and assigns, my entire undivided marital interest, if any, in and to the following described real property:

Land in Davidson County, Tennessee, being known as Lot No. 1 on the Final Plat Re-Subdivision of Vista Bella Subdivision, of record in Instrument No. 20240805-0059563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

The above described property is to be served by and is subject to a 50.00 foot wide ingress and egress for access to tract to the West, which is described by metes and bounds as follows: Beginning at the centerline of Gower Road and the Southwesterly corner of James R. Hinchman as recorded in Deed Book 7420, page 301, Registers Office for Davidson County, Tennessee, and also being the Southeasterly corner of Mike Campbell as recorded in Deed Book 7420, page 301: thence with the Westerly line of said James R. Hinchman, North 52 deg. 48' 13" West 447.01 feet to an iron pin; thence servering the Mike Campbell tract as recorded in Deed Book 7420, page 301, Register's office for Davidson County, Tennessee, North 52 deg. 48' 13" West 511.21 to a point: thence South 37 deg. 11' 47" West 50.00 feet to a point; thence South 52 deg. 48' 13" East 968.84 feet to a point in the centerline of Gower Road; thence with said centerline North 25 deg. 12' 19" East 51.12 feet to the point of beginning and containing 1.10 acres more or less.

Being the same property conveyed to Clayton Matthew Magouyrk and Katia S. Capprelli, husband and wife, by Warranty Deed from Domus Development Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240812-0060655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) all matters as contained on the plan of the Subdivision; (ii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is improved property known as 663 Hunters Trail, Nashville, Tennessee 37209.

AND NOW, I, Katia S. Capprelli, do hereby quitclaim and convey unto Clayton Matthew Magouyrk, his heirs and assigns, all of my interest, if any, in the property hereinabove described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 16 day of 09, 2025.

KATIA S. CAPPRELLI, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIA S. CAPPRELLI, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Naphville, Tennessee this 18th day of September, 2025.

NOTARY PUBLIC
My Commission expires: 7/2/29

ETHAN PYLANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value of this transfer, whichever is greater is $0.00.

KATIA S. CAPPRELLI

Subscribed and sworn to before me this 18th day of September, 2025.

NOTARY PUBLIC
My Commission expires: 7/2/29

ETHAN PYLANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.