This Instrument Prepared By:
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Franklin, Tennessee 37064
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Karen Johnson Davidson County
Batch # 1325735 DEEDQC
09/23/2025 10:01:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250923-0075801

FROM: Katia Capprelli ("Grantor")

TO: Clayton Magouyrk ("Grantee")
3910 Harding Place
Nashville, Tennessee 37215

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel No.:**
		130-07-0-C-001.00CO
Clayton Magouyrk	Clayton Magouyrk	~~130-07-0-C-00.100CO~~
3910 Harding Place	3908 Harding Place	and
Nashville, Tennessee 37215	Nashville, Tennessee 37215	130-07-0-155.00

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

TRACT 1 – 3908 Harding Place

Land in Davidson County, Tennessee, being Unit No. 3908, on the plan of 3906-3908 HARDING TOWNHOMES (formerly 3910 Harding Townhomes), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220112-0003861, as amended in Instrument No. 20230612-0044610, as corrected in Instrument No. 20240530-0040134, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Clayton Magouyrk and Katia Capprelli, husband and wife, by Special Warranty Deed from Harding Place Investments, LLC, a Tennessee limited liability company (f/k/a/ Harding Place, LLC), of record in Instrument No. 20240816-0062877, Register's Office for Davidson County, Tennessee.

TRACT 2 – 3910 Harding Place

Land in Davidson County, Tennessee, being Lot No. 17, on the final plat of Sharber's Harding Place Subdivision, not of record, and described according to a survey made by W.S. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Harding Place at the common corner of Lot Nos. 17 and 18; thence with the line between said lots, northerly 350 feet to a point, the common corner of Lot Nos. 17, 18, 19 and 20; thence with the line between said Lot Nos. 17 and 20, easterly 100 feet to a point, the common corner of Lot Nos. 16, 17, 20 and 21; thence with the line between said Lot Nos. 16 and 17, southerly 350 feet to a point in the northerly margin of Harding Place, thence with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Clayton Magouyrk and Katia Capprelli, husband and wife, by Special Warranty Deed from Harding Place Investments, LLC, a Tennessee Limited Liability Company (f/k/a/ Harding Place, LLC), of record in Instrument No. 20240816-0062877, 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 3908 Harding Place and 3910 Harding Place, Nashville, TN 37215.

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.

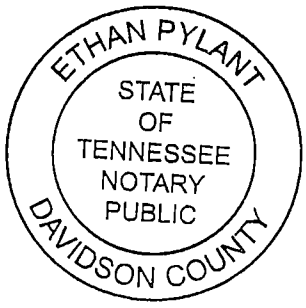
WITNESS my hand this 18 day of September, 2025.

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 Nashville, Tennessee this 18th day of September, 2025.



Ethan Pylant
NOTARY PUBLIC
My Commission expires: 7/2/29

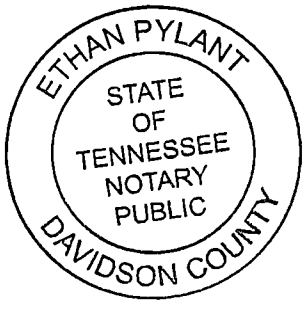
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

Ethan Pylant
NOTARY PUBLIC
My Commission expires: 7/2/29



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.