This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1325853 DEEDQC
09/23/2025 01:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250923-0075935

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Greengate Family Trust **5313 Nevada Ave** **Nashville, TN 37209**	**091-15-0-076.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH R. FIORE and TAYLOR MICHELLE FIORE, HUSBAND AND WIFE** ("Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **GREENGATE FAMILY TRUST U/T/A DATED SEPTEMBER 16, 2025** ("Grantee") its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being part of Block No. 14 on the Plan of Realty Savings Bank and Trust Company's First Addition of record in Book 421, Page 18, Register's Office for said County described as follows:

Beginning at a point in the Southerly margin of Nevada Avenue, formerly Third Avenue, 169 ½ feet more or less, East of the Southeast intersection of said Avenue and Richland Avenue, being the Northeast corner of this lot and the Northwest corner of a part of said Block No. 14 conveyed to K. A. Berry and wife by deed from the Tennessee Property Company of record in Book 981, Page 294, said Register's Office; thence South along Perry's West line 150 feet to a point, the Northeast corner of a part of said Block conveyed to G. H. Balthrop by deed from said Property Company, of record in Book 986, Page 499, said Register's Office thence with Balthrop's line West 75 feet to a point; thence Northwardly parallel to the first line 150 feet to a point in the Southerly margin of Nevada Avenue, thence with the same North 84 ½ degrees East 75 feet to the point of beginning.

Being the same property conveyed to JOSEPH R. FIORE and TAYLOR MICHELLE FIORE, HUSBAND AND WIFE, by deed from SARA SMITH CULLIGAN and EMETT HUGHES CULLIGAN, HUSBAND AND WIFE, of record in Instrument No. 20220524-0059886 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5313 Nevada Avenue, Nashville, Davidson County, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 16 day of September, 2025.

GRANTORS:

JOSEPH R. FIORE

TAYLOR MICHELLE FIORE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JOSEPH R. FIORE and TAYLOR MICHELLE FIORE, HUSBAND AND WIFE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, including to verify the consideration certificate included herein.

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

Notary Public

My Commission Expires: 11-2-26

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Acknowledged, subscribed, and sworn to before me, this 16th day of September, 2025.

NOTARY PUBLIC
My Commission Expires: 11-2-26

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 September 16, 2025 (date of document).

JRB
Affiant Signature

9/23/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of September, 2025.

JT
Notary's Signature

My Commission Expires: 9/7/2026

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY