AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN25110497

Karen Johnson Davidson County
Batch# 1335915 DEEDQC
10/20/2025 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251020-0083247

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 081 16 1D 002.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 8th day of October, 2025, by and between **Stephen Boncimino, an unmarried man,** residing at 1407 14th Avenue, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Stephen Boncimino, an unmarried man and Bryanna Chacon, an unmarried woman, as joint tenants with right of survivorship,** residing at 1407 14th Avenue, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1407 14th Avenue, Nashville, TN 37208

Being the same property conveyed to **Stephen Boncimino, an unmarried man** from J Word Properties, LLC in a Deed dated 05/10/2024 and recorded 05/13/2024 under Instrument No. 20240513-0035193 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Stephen Boncimino

Stephen Boncimino

STATE OF Florida
COUNTY OF Duval

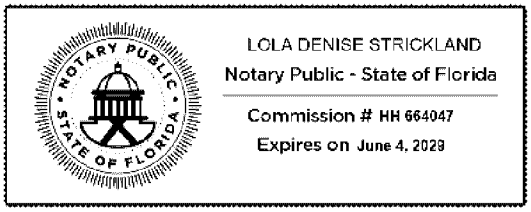
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Stephen Boncimino** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Jacksonville, FL, this 8th day of October, 20 25.

Lola Denise Strickland

Lola Denise Strickland
Notary Public

My Commission expires: 06/04/2029



No title exam performed by the preparer. Legal description and party's names provided by the party.

TN DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

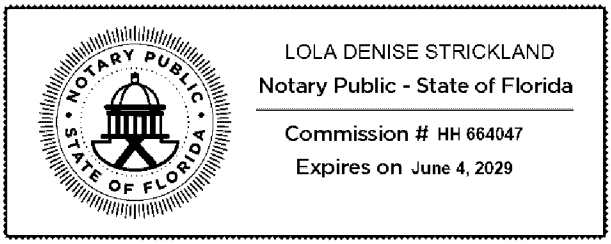
Stephen Boncimino
_____
Affiant

Print Name: Stephen Boncimino

STATE OF Florida
COUNTY OF Duval

Sworn to before me this 8th **day of** October **, 20**25.
by Stephen Boncimino

Lola Denise Strickland
_____
Notary Public
My Commission Expires: 06/04/2029



TN DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Name and address for person(s) responsible for taxes:

Stephen Boncimino and Bryanna Chacon
1407 14th Avenue, Nashville, TN 37208

Name and address of property owner:

Stephen Boncimino and Bryanna Chacon
1407 14th Avenue, Nashville, TN 37208

EXHIBIT A
LEGAL DESCRIPTION

The certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit A, of 1407 14th Avenue N, A Horizontal Property Regime with Private Elements, of record in Declarations of Covenants, Conditions and Restrictions recorded in Instrument #20220502-0050442, as corrected in Instrument #20220517-0056664 and Instrument #20220608-0065520, and Instrument #20220713-0080418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate description of said property.

Parcel ID No. 081 16 1D 002.00

Property Commonly Known As: 1407 14th Avenue, Nashville, TN 37208

True Copy Certification
State of Tennessee

I, Amy Mehl Maver, 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 10-8-25

Amy Mehl Maver
Affiant Signature

10-17-25
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 17 day of October, 2025.

Notary's Signature

My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

(seal)

TN25110497 - Deed