This Document Prepared By:
GUIDEWAY LEGAL DOCUMENT &
MEDIATION SERVICES, INC
Contra Costa County, LDA No 188
925 Ygnacio Valley Road, Suite 204
Walnut Creek, California 94596
925-407-1010

After Recording, Return and Mail Tax Statements To:
Cindi Giannecchini, as Trustee
142 Copper Ridge Road
San Ramon, CA 94582

Karen Johnson
Batch # 1338853
10/28/2025 08 13 30 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251028-0085459

transfer to revocable trust

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, CINDI GIANNECCHINI, an single woman, the GRANTOR,

Whose mailing address is 142 Copper Ridge Road, San Ramon, CA 94582;

hereby conveys and quitclaims to ^all right, title, and interest in the property
CINDI GIANNECCHINI, as Trustee of THE CINDI GIANNECCHINI LIVING TRUST, U/A dated October 3, 2025, the GRANTEE,

Whose mailing address is 142 Copper Ridge Road, San Ramon, CA 94582,

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**·

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as **1012 Debow Street, Unit A & Unit B, Old Hickory, TN 37138**

Assessor's Parcel Number. **044-15-00-001.00-CO & 044-15-00-002.00-CO**

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 3rd day of October, 2025

Cindi Giannecchini
CINDI GIANNECCHINI

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

Personally appeared before me, the undersigned, a Notary Public, CINDI GIANNECCHINI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office,

This 3rd day of October, 2025.

NOTARY PUBLIC

My commission expires November 8, 2026

ALEJANDRO RUBEN
MARTINEZ BARRON
Notary Public - California
Contra Costa County
Commission # 2425849
My Comm Expires Nov 8, 2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Nos. 1 and 2 on the Plan of Homes at 1012 Debow Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230118-0003921, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth G. Hernandez, unmarried man by Warranty Deed from 5 Dogs Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181004-0098627 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 04, 2018.

Being the same property conveyed to Greenwood Bam, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kenneth G. Hernandez, unmarried of record as Instrument Number 20220110-0002572, Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 10, 2022.

Being the same property conveyed to Cindi Giannecchini, a single woman by Warranty Deed from Greenwood Bam, LLC a Tennessee Limited Liability Company of record as Instrument Number 20231128-0091875, Registers Office for Davidson County, Tennessee, dated November 22, 2023 and recorded on November 28, 2023.

Commonly known as **1012 Debow Street, Unit A & Unit B, Old Hickory, TN 37138.**

TAX PARCEL NUMBER: **044-15-00-001.00-CO & 044-15-00-002.00-CO**