Karen Johnson Davidson County
Batch# 1351650 DEEDQC
11/26/2025 04:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094729

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

E Z Wiles
AFFIANT

Subscribed and sworn to before me on this day, November 26, 2025.

Hannah Jones
Notary Public

My Commission Expires: October 23, 2026

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. OCTOBER 23, 2026

New Owner Address:
Donati Family Trust
4949 Tulip Grove Lane
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number:
086 04 0B 032.00

QUITCLAIM DEED

Jorge Donati and wife, Laura Donati (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Donati Family Trust**, dated November 26, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 26, 2025**.

Jorge Donati

Laura Donati

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jorge Donati and Laura Donati**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 26, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026

EXHIBIT A

BEING Lot No. 54 First Revision, Section Two, Sunset Oaks, as shown by plat of record in Plat Book 7900, Page 942, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jorge Donati and wife, Laura Donati, from G. Kellum Plasket, unmarried, by deed of record in Instrument No. 20070823-0101098, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4949 Tulip Grove Lane, Hermitage, TN 37076.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 November 26, 2025.

E Z Wiles

Affiant Signature

11/26/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 26, 2025.

Hannah Jones

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028