Karen Johnson Davidson County
Batch # 1351839 DEEDQC
12/01/2025 11 33 04 AM 3 pgs
Fees $17 00 Taxes $0 00
20251201-0094999

This Instrument Prepared By:
Amanda Gentry
Attorney at Law
2021 Richard Jones Rd., 210A
Nashville, Tennessee 37215-2728

ADDRESS NEW OWNERS:
Lori Kay Allen
1420 15th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

TAX INFORMATION:
Map-
Parcel-
105-053C-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, TN under docket number 25D1276, I, JOSEPH CATANZARO, by these presents do hereby quitclaim and convey unto LORI KAY ALLEN, my right, title and interest in and to the following real property described as 1420 15th Avenue South, Nashville, TN, more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 1420 15th Avenue South, a Horizontal Property Regime with Privat Elements, having been established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1420 15th Avenue South, of record in Instrument No,:2016112-0122381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a m ore complete description of the property.

Being the same property conveyed to Victor L. Campell and/or Tawnie J. Campbell, Trustees of Manassas Trust, dated April 18, 2023, by Warranty Deed from AWC Rentals, LLC, an Alabama Limited Liability company of recording Instrument No. 20241014-0079556 Register's office for Davidson County, Tennessee, dated September 25, 2024, and recorded on October 14. 2024.

Being the same property conveyed to Joseph Catanzaro and Lori Kay Allen, by Warranty Deed from Victor L. Campell and/or Tawnie J. Campbell, Trustees of Manassas Trust dated August 19, 2025, of recording Instrument Number 1009207-0000474179-9 Register's office for Davidson County, Tennessee,

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters references in the master

deed and by-laws; and (f) all applicable government and zoning regulations

This transaction is exempt from tax, pursuant to TCA § 67-4-409-(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in the above named case.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN. THE PARTIES HAVE WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

IN WITNESS WHEREOF, The above-named, Joseph Catanzaro executed this Quitclaim Deed this the 29 day of October 2025.

JOSEPH CATANZARO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for State and County, the within names JOSEPH CATANZARO, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this is the 29 day of October, 2025.

NOTARY PUBLIC

My Commission Expires:

STACEY WRAY GILPATRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is

$ 0.00

Lori Kay Allen

Lori Kay Allen

Subscribed and sworn to before me, this 4 day of November, 2025.

NOTARY PUBLIC

My Commission Expires:

LACEY WRAY GILPATRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026