Karen Johnson
Batch # 1360999
12/23/2025 08:25:46 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251223-0101736

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JOSEPH DELLANNO, AFFIANT Subscribed and sworn to before me, this 8th day of December 2025. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOSEPH DELLANNO and DEIRDRE R. DELLANNO, CO-TRUSTEES 505 Community Court, #1 Nashville, Tennessee 37209	New Owner	Map and Parcel No.: 091-08-1A-032.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Joseph Dellanno and Deirdre R. Dellanno, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Joseph Dellanno and Deirdre R. Dellanno, Co-Trustees of the Dellanno Joint Revocable Trust, dated September 18, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 505 Community Court, #1, Nashville, Tennessee 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 32 on the plan of 44Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44Tenn, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210611-

0079225, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Joseph Dellanno and Deirdre R. Dellanno, husband and wife, from RSD 44TH AVENUE, LLC, a Tennessee limited liability company, by Special Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20240926-0074667.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of December 2025.

Joseph Dellanno, Grantor

Deirdre R. Dellanno, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joseph Dellanno**, the Grantor, 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 at office, this 8th day of December 2025.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Deirdre R. Dellanno**, the Grantor, 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 and official seal at office, this 8th day of December 2025.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

