Karen Johnson Davidson County Batch # 1364140 DEEDQC 12/31/2025 11:39:40 AM 3 pgs Fees: $17.00 Taxes: $0.00 20251231-0104475	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED, SAWORN TO BEFORE ME, THIS THE 30 day of December 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE PHILIP A. CESTARO, SR. AND VICTORIA A. CESTARO JOINT REVOCABLE TRUST, dated June 11, 2001	**SAME**	**142-05-0A-083.00-CO**
(NAME) **415 Plantation Ct.**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Philip Anthony Cestaro and Victoria Ann Cestaro, Husband and Wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Philip A. Cestaro, Sr. and Victoria A. Cestaro, Trustees of THE PHILIP A. CESTARO, SR. AND VICTORIA A. CESTARO JOINT REVOCABLE TRUST, dated June 11, 2001,** established by **The Trust Agreement of THE PHILIP A. CESTARO, SR. AND VICTORIA A. CESTARO JOINT REVOCABLE TRUST, dated June 11, 2001,** as restated and amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. N-1 on the Plan of Section Two, River Plantation Condominium Apartments, a Horizontal Property Regime With Private Elements of record in the Declaration of Covenants, Conditions and Restriction in Plat Book 4460, Page (s) 136 and 137, and Master Deed of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354 Page 676, and corrected In Book 6436, Page 389, 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 Danyelle Kay Lindisch by Warranty Deed from Ray McCall and wife, Kathy McCall of record In Instrument No. 20120816-0073678 Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on August 16, 2012.

Affidavit of Heirship recorded on November 06, 2023 in Instrument No. 20231106-0086643.

Being the same property conveyed to Home Network Partners LLC, a Tennessee limited liability company by Warranty Deed from Todd Keahey, sole heir at law of the estate of Danyelle Kay Lindisch of record in Instrument No. 20231122-0090978 Register's Office for Davidson County, Tennessee, dated November 16, 2023 and recorded on November 22, 2023.

Further being the same property conveyed to Philip Anthony Cestaro and Victoria Ann Cestaro, Husband and Wife, from Home Network Partners LLC, a Tennessee limited liability company, by Warranty Deed dated September 19, 2024, of record in Instrument No. 20240924-0074068, Register's Office for Davidson County, Tennessee.

This conveyance Is subject to:

- *Taxes for the year 2024 and thereafter, not yet due and payable.*
- *Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 136 and 137 and Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.*
- *Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected In Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077595, corrected in instrument No. 20121207-0113069, Instrument No. 20120828-0077603, Instrument No. 20180522-0048990 and Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee.*
- *Amendment to the By-Laws appended to Master Deed of record in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, Instrument No. 20120828-0077595 and Instrument No. 20180522-0048990, In the Register's Office for Davidson County, Tennessee.*
- *Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and amended in Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.*
- *Subject to Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.*
- *Subject to Easement to Comcast of Nashville of record In Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.*
- *Subject to Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, in the Register's Office for Davidson County, Tennessee.*
- *TVA Easement of record in Book 2274, Page 574, Book 2277, Page 619 and Book 3028 Page 605, in the Register's Office for Davidson County, Tennessee.*
- *Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.*
- *Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.*
- *Subject to rights of others in and to the common areas and/or elements.*
- *Any and all existing easements and restrictions as shown of record not stated herein*

Said previous conveyances included for reference.

The said Philip Anthony Cestaro and Philip A. Cestaro, Sr., are one in the same person for purposes of this transaction, and further the said Victoria Ann Cestaro and Victoria A. Cestaro are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **415 Plantation Ct., Nashville, TN 37221.**

Witness our hands, this the 30th day of December, 2025.

Philip Anthony Cestaro

Victoria Ann Cestaro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip Anthony Cestaro** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 30th day of December, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Victoria Ann Cestaro** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 30th day of December, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public