Karen Johnson Davidson County
Batch# 1371386 DEEDQC
01/21/2026 09:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260121-0004888

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. John D. Sanzone Affiant Subscribed and sworn to before me, this 16th day of January, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John D. Sanzone and Margaret A. Sanzone, Trustees 1504 Eastover Place Old Hickory, TN 37138	SAME	064 03 0B 144.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John D. Sanzone and wife, Margaret A. Sanzone**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John D. Sanzone and Margaret A. Sanzone, Trustees of the John & Margaret Sanzone Living Trust, established by the Revocable Trust Agreement of John D. Sanzone and Margaret A. Sanzone dated January 16, 2026**, as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 16th day of January, 2026.

John D. Sanzone

John D. Sanzone

Margaret H Sanzone

Margaret A. Sanzone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Sanzone and Margaret A. Sanzone, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 2026.

My Commission Expires: _____

JEFFREY M. BLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, BEING Lot No. 123 on the Plan of Brandywine Pointe, Phase Ten, Section Two, of record in Plat Book 9700, page 218, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby amde for a complete and accurate description of said lot.

Being the same property conveyed to John D. Sanzone and wife, Margaret A. Sanzone by deed from Superior Homes & Construction, Inc., of record in Book 10649, Page 838, Register's Office for Davidson County, Tennessee.

This is improved property known as 1504 Eastover Place, Old Hickory, TN 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 January 16, 2026.

01/19/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of January, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

