Recordation Requested By/Return to:
ORT - OLD REPUBLIC TITLE
530 S MAIN STREET, STE 1061
AKRON, OH 44311
File No. 01-25049220-CC

Karen Johnson Davidson County
Batch# 1379014 DEEDQC
02/11/2026 09:26:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260211-0010500

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(a)(1)(C)(V)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ANGELO J. DITURO	ANGELO J. DITURO	095 08 0 056.00
327 TAMWORTH DR NASHVILLE, TN 37214	327 TAMWORTH DR NASHVILLE, TN 37214	

Executed this 21ST day of AUGUST 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF ~~SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS ($75,000.00), IN HAND PAID TO~~ $1.00 **ALYSSA DIXON-DITURO FORMERLY KNOWN AS ALYSSA DITURO, SINGLE AND ANGELO J. DITURO, SINGLE WHO ACQUIRED TITLE AS WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ANGELO J. DITURO, SINGLE,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 190 ON THE PLAN OF EVA-MOR HEIGHTS, SECTION III OF RECORD IN PLAT BOOK 1835, PAGE 92, 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 premises conveyed to ALYSSA DITURO AND ANGELO J. DITURO, WIFE AND HUSBAND from CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed dated 06/26/2018, and recorded on 06/27/2018, as Instrument No., 20180627-0062054 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 327 TAMWORTH DR, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

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

Witness my hand this 21 day of August, 2025.

ALYSSA DIXON-DITURO F/K/A ALYSSA DITURO

ANGELO J. DITURO — see next page

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, Amy Brown of the state and county mentioned, personally appeared **ALYSSA DIXON-DITURO F/K/A ALYSSA DITURO ~~AND ANGELO J. DITURO~~** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained. → ONLY ALYSSA DIXON-DITURO

(seal)

AMY RISING BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Printed Name: Amy R Brown

My Commission Expires: 10/2025

Witness my hand this 17th day of September, 20 25.

See previous page

ALYSSA DIXON-DITURO F/K/A ALYSSA DITURO

ANGELO J. DITURO

STATE OF Tennessee

COUNTY OF Davidson

Before me, Kandice Eubanks of the state and county mentioned, personally appeared ~~**ALYSSA DIXON-DITURO F/K/A ALYSSA DITURO**~~ **AND ANGELO J. DITURO** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kandice Eubanks

Notary Public
Printed Name: Kandice Eubanks
My Commission Expires: 6/28/28

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $75,000.00. 0.00

X _____
Affiant

Subscribed and sworn to before me this the 21st day of AUGUST, 2025

_____
Notary Public
My commission expires:
10/2025

(seal)



OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$75,000.00~~ 0.00.

Affiant

Subscribed and sworn to before me this the 17th day of September, 2025

Kandice Eubanks
Notary Public
My commission expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
(seal)
COUNTY OF WILSON

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 190 ON THE PLAN OF EVA-MOR HEIGHTS, SECTION III OF RECORD IN PLAT BOOK 1835, PAGE 92, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TAX ID NO: 095 08 0 056.00

BEING THE SAME PROPERTY CONVEYED BY DEED
GRANTOR: CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
GRANTEE: ALYSSA DITURO AND ANGELO J. DITURO, WIFE AND HUSBAND
DATED: 06/26/2018
RECORDED: 06/27/2018
DOC#/BOOK-PAGE: 20180627-0062054 / NA

ADDRESS: 327 TAMWORTH DR , NASHVILLE, TN 37214

Tennessee Certification of Electronic Document

I, MAURA TAYLOR, 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 08/21/2025 (date of document).

Maura Taylor
Affiant Signature

9-26-2025
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 26 day of Sept, 2025.

Janice Kowcheck
Notary's Signature

MY COMMISSION EXPIRES: 10-10-2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Janice Kowcheck, Notary Public
Washington County
My commission expires October 10, 2026
Commission number 1427921
Member, Pennsylvania Association of Notaries