Name and Address of New Owner:
Anthony and Ashley Del Bianco
1020 West Eastland Avenue
Nashville, TN 37206

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1382764 DEEDQC
02/19/2026 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013199

Map & Parcel No: 097 02 0A 159.00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Richard Lynn Kamphaus, a married man,** "the Grantor," conveys and quitclaims unto **Anthony Del Bianco and Ashley Del Bianco, husband and wife**, "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee being Lot No. 159 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20120705-0059091, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Richard Lynn Kamphaus, a married man, by Warranty Deed from Glenn B. Sylvest, Sr, and Denise L. Bellavance, of record in Instrument No. 20190509-0043809, Register's Office for Davidson County, Tennessee, dated March 15, 2019, and recorded May 9, 2019.
>
> Being improved property known as 1720 Stonewater Drive, Hermitage, Tennessee 37076.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

(signatures to commence on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 17th day of February, 2026.

(SEAL)
Richard Lynn Kamphaus

STATE OF COLORADO
COUNTY OF LARIMER

On this 17th day of February, 2026, before me personally appeared Richard Lynn Kamphaus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at Fort Collins Colorado, this 17th day of February, 2026.

Notary Signature
My commission expires: 07/20/2026

KEITH L BAINER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004021178
MY COMMISSION EXPIRES JULY 20, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of February, 2026.

Notary Signature
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202602190013199

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 2-17-26.

Affiant Signature

2-17-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of February, 2026.

Notary Signature

My Commission Expires: 5-9-26

