Karen Johnson Davidson County
Batch# 1386637 DEEDQC
02/27/2026 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015825

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
North Beach Family Trust
1000 B 9th Ave., S.
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map and Parcel No.
105021P00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Dante Fabbro**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **North Beach Family Trust dated** February 23, **20**26, ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit 1000 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1000 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190712-0068143 and being shown on Plat attached thereto as Exhibit "B", 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 **Dante Fabbro, unmarried**, by Warranty Deed dated February 26, 2021, from **Wrenco 18, LLC**, recorded in Instrument No. 20210302-0026270, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1000 B 9th Avenue South, Nashville, TN 37203**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 23 day of February 2026.

Dante Fabbro,

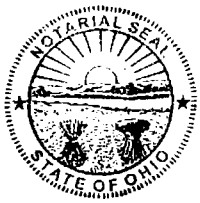
STATE OF OHIO
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Dante Fabro**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of February 2026.

Notary Public

My Commission Expires:
March 30, 2030



Alissa Nicole Stechschulte
Notary Public, State of Ohio
My Commission Expires:
March 30, 2030

STATE OF OHIO
COUNTY OF Franklin

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23 day of February 2026.

Notary Public

My Commission Expires:
March 30, 2030



Alissa Nicole Stechschulte
Notary Public, State of Ohio
My Commission Expires:
March 30, 2030

Certificate of Authenticity

I, **Josh Tillman**, 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 February 23, 2026.

Affiant Signature

February 27, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of February 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

