This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

Karen Johnson
Batch # 1390554
03/10/2026 08:27:39 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260310-0018757

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Janice Dillard

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me,
this the 4th day of March, 2026.

ANGELIQUE P. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Angelique Kane, Notary Public
My Commission Expires: 11/26/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, AND/OR KANE & CROWELL, PLLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Richard Damante and Joann Damante, Trustees of the Damante Trust dated June 10, 2020, and any amendments thereto 133 Hermitage Point Drive Hermitage, Tennessee 37076	Richard Damante and Joann Damante, Trustees of the Damante Trust dated June 10, 2020, and any amendments thereto 133 Hermitage Point Drive Hermitage, Tennessee 37076	097-02-0A-326.00-CO

FOR NO MONETARY CONSIDERATION, WE, **Richard Damante and Joann M. Damante, husband and wife,** by these presents do hereby quitclaim and convey all our right, title, and interest unto **Richard Damante and Joann Damante, Trustees of the Damante Trust dated June 10, 2020, and any amendments thereto,** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Final Plat of Villages of Riverwood, section One, Phase 3C of record in Plat at Instrument No. 20130405-0033853, 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 Richard Damante and Joann M. Damante, husband and wife, by Warranty Deed from Ronald Semro III, unmarried, dated October 19, 2020, of record in Instrument No. 20201104-0129369, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1219 Riverbrook Drive, Hermitage, TN 37076.

Witness by our hands this the 4th day of March, 2026.

Richard Damante

Joann M. Damante

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 4th day of March, 2026, personally appeared before me, **Richard Damante and Joann M. Damante,** with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the persons who each executed the foregoing instrument and who each acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal.

Angelique Kane, Notary Public
My Commission Expires: 11/26/2028

