# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1391343 DEEDQC
03/10/2026 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0019204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Lux Law Group, PLLC**
**1201A 7th Avenue North**
**Nashville, TN 37208**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **GF Casa Trust** (NAME) | **New Owner** (NAME) | |
| **4B Belle Forrest Ave.** (ADDRESS) | (ADDRESS) | **072 14 0N 002.01** |
| **Nashville, Tennessee 37206** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

**GREG FARRICIELLI AND ALICIA FARRICIELLI, HUSBAND AND WIFE** ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

**GF CASA TRUST, DATED OCTOBER 1, 2024** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT B OF HOMES AT 4A AND 4B BELLE FORREST AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HOMES AT 4 BELLE FORREST AVENUE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20240103-0000568, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION.**

**BEING THE SAME PROPERTY CONVEYED TO GREG FARRICIELLI AND ALICIA FARRICIELLI, HUSBAND AND WIFE, BY WARRANTY DEED FROM LUCKY LANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20260108-0001938, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

*[Signatures to appear on the following page]*

*[Signature page of Quitclaim Deed]*

This is **improved** property known as: **4B Belle Forrest Ave., Nashville, TN 37206**

Witness our hands this the 8 day of March, 2026.

**Greg Farricielli**

**Alicia Farricielli**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Greg Farricielli and Alicia Farricielli**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of March, 2026.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, **Ryan Lux**, 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 **3/8/26**.

Date

Affiant Signature

**3/10/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **March**, 2026.

Notary's Signature

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

My Commission Expires: _____

Date

Notary's Seal (if on paper)