Karen Johnson Davidson County
Batch# 1394638 DEEDQC
03/18/2026 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260318-0021720

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Todd Donald Giorgio, Trustee, Affiant Subscribed and sworn to before me, this 17th day of March, 2026. Notary Public My Commission Expires:

A. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Todd Donald Giorgio and/or Sherri Lee Giorgio, Trustees 311 Whitworth Way Nashville, TN 37205	SAME	104-14-H-4.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Todd Donald Giorgio and wife, Sherri Lee Giorgio**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Todd Donald Giorgio and/or Sherri Lee Giorgio, Trustees of the Giorgio Family Living Trust, established by the Revocable Trust Agreement of Todd Donald Giorgio and Sherri Lee Giorgio dated March 17, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 17th day of March, 2026.

Todd Donald Giorgio

Sherri Lee Giorgio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Donald Giorgio and Sherri Lee Giorgio, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2026.

My Commission Expires:

ALICE MARIE SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Whitworth Phase 3, Section 1 of record in Book 7900, pages 866-868, amended in Book 9582, page 834 and in Book 10270, page 34, Register's Office for said County.

SAID Lot no. 4 fronts 86.00 feet on the northeasterly margin of Whitworth Way and extends back 135.64 feet on the northwesterly lines and 127.04 feet on the southeasterly line to a dead line in the rear measuring 51.42 feet thereon.

Being the same property conveyed to Todd D. Giorgio and spouse, Sherri L. Giorgio, by deed from Rochford Realty & Constructions Co., Inc., a corporation of record in Instrument No. 20005180050092 in the Register's Office for Davidson County, Tennessee.

Todd Donald Giorgio and Todd D. Giorgio are one and the same person. Sherri Lee Giorgio and Sherri L. Giorgio are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan. This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book7900, Pages 866-868, and amended in Book 9582, page 834, and Book !0270, page 34 said Register's Office, which Plan shows a 15 foot minimum building set back line from Whitworth Way and together with additional setback designations, subject to a 20 foot public utility and drainage easement along the northwesterly line, together with an 8 inch sewer line lying therein; subject to a 15 foot public utility easement along the southeasterly line of said lot.; Subject to a 20 'public utility and joint access easement located along the rear line of record in Book 7900, page 145, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 294, Book 9567, page 301, Book 9738, page 770, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 311 Whitworth Way, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 March 17, 2026.

03/18/2026
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of March, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

