Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson Davidson County
Batch # 1402409 DEEDQC
04/07/2026 08:53:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260407-0027640

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, Mark G. Cassara, a/k/a Mark Cassara, and wife, Dawn M. Cassara, a/ka Dawn Cassara, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto Mark G. Cassara and Dawn M. Cassara, or their Successor(s), as Trustee(s) of the Mark & Dawn Cassara Family Living Trust 2026, dated April 02, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 2109, Homes at 2109 Rosecliff Drive, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2109 Rosecliff Drive, of record in Instrument No. 20150527-0048744, 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 Mark Cassara and Dawn Cassara, husband and wife, from William N. Andrews and Kaitlin L. Andrews, husband and wife, by Warranty Deed on October 15, 2019, and recorded on October 15, 2019, Instrument No. 20191015-0105806, Register's Office, Davidson County, Tennessee.

This is improved property, known as 2109 Rosecliff Drive, Nashville, TN 37206.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 2nd day of April, 2026.

Grantors:

X _____
Mark G. Cassara, a/k/a Mark Cassara

X _____
Dawn M. Cassara, a/k/a Dawn Cassara

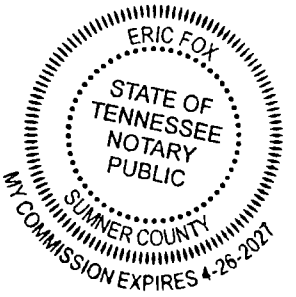
ERIC FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-26-2027

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Mark G. Cassara and Dawn M. Cassara, as Trustees of the Mark & Dawn Cassara Family Living Trust 2026, 2109 Rosecliff Drive, Nashville, TN 37206	Mark G. Cassara and Dawn M. Cassara, as Trustees of the Mark & Dawn Cassara Family Living Trust 2026, 2109 Rosecliff Drive, Nashville, TN 37206	**083-04-0P-001.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mark G. Cassara and Dawn M. Cassara to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 2nd day of April, 2026.



Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, 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.

Person or Agency responsible for payment of taxes:
Name: Mark G. Cassara and Dawn M. Cassara, as Trustees of the Mark & Dawn Cassara Family Living Trust 2026, dated April 02, 2026.
Address: 2109 Rosecliff Drive, Nashville, TN 37206.

Grantee:

X

Mark G. Cassara, as Trustee of the Mark & Dawn Cassara Family Living Trust 2026, dated April 02, 2026.

X

Dawn M. Cassara, as Trustee of the Mark & Dawn Cassara Family Living Trust 2026, dated April 02, 2026.

Subscribed and sworn to before me this 2nd day of April, 2026.

Notary Public:

