Karen Johnson Davidson County
Batch# 1402507 DEEDQC
04/07/2026 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260407-0027769

AFTER RECORDING RETURN TO:
Christopher Natale and Lynne Natale, Trustees
130 Brick Mill Road
Bedford, NH 03110
File No. 352395

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 094 02 0 191.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 30th day of March, 2026 by and between **Christopher Natale and Lynne Natale, as Trustees of Natale Family Revocable Living Trust of 2023, dated 12/29/2023, having acquired title as Christopher Natale and Lynne Natale, as Trustees of Natale Family Revocable Living Trust dated 12/29/2023,** with a mailing address of 130 Brick Mill Road, Bedford, NH 03110, hereinafter referred to as Grantor(s) and **Christopher Natale and Lynne Natale, as Trustees of Natale Family Revocable Living Trust of 2023, dated 12/29/2023,** with a mailing address of130 Brick Mill Road, Bedford, NH 03110, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1907 Electric Avenue, Nashville, TN 37206

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher Natale, as Trustee of Natale Family Revocable Living Trust of 2023, dated 12/29/2023, having acquired title as Christopher Natale, as Trustee of Natale Family Revocable Living Trust dated 12/29/2023

Lynne Natale, as Trustee of Natale Family Revocable Living Trust of 2023, dated 12/29/2023, having acquired title as Lynne Natale, as Trustee of Natale Family Revocable Living Trust dated 12/29/2023

STATE OF NH
COUNTY OF HILLSBOROUGH

On this 30th day of MARCH, 2026, personally appeared the above-named **Christopher Natale and Lynne Natale, as Trustees of Natale Family Revocable Living Trust of 2023, dated 12/29/2023, having acquired title as Christopher Natale and Lynne Natale, as Trustees of Natale Family Revocable Living Trust dated 12/29/2023,** known to me, or satisfactorily proven, to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged that she/he/they executed the same for the purposes therein contained as his/her/their free act and deed.

Before me:

Angela M. Hearn
Justice of the Peace/Notary Public

My commission expires: JAN. 28, 2031

ANGELA M. HEARN
STATE OF
MY COMMISSION EXPIRES JANUARY 28, 2031
NEW HAMPSHIRE
NOTARY PUBLIC

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Christopher NATALE

STATE OF NH
COUNTY OF HILLSBOROUGH

Subscribed and sworn to before me this 30th day of MARCH, 2026.

Notary Public
My Commission Expires: JAN. 28, 2031

ANGELA M. HEARN
STATE OF
-MY-
COMMISSION
EXPIRES
JANUARY 28,
2031
NEW HAMPSHIRE
NOTARY PUBLIC

Name and address for person(s) responsible for taxes:

Christopher Natale, Trustee and Lynne Natale, Trustee
130 Brick Mill Road
Bedford, NH 03110

Name and address of property owner:

Christopher Natale, Trustee and Lynne Natale, Trustee
130 Brick Mill Road
Bedford, NH 03110

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 41 on the Plan of United Electric Railway's Addition to East Nashville, of record in Book 161, Page 8, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 40 feet on the Northerly side of Electric Avenue and runs back between lines 150 feet to an alley.

Being the same property as conveyed from Anthony DePalo, a married man to Christopher Natale and Lynne Natale as Trustees of Natale Family Revocable Living Trust dated 12/29/2023 as set forth in Deed Instrument #20250829-0069376 dated 08/25/2025, recorded 08/29/2025, DAVIDSON County, TENNESSEE.

Tax ID: 094 02 0 191.00

Property commonly known as: 1907 Electric Avenue, Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 3/30/2026 (date of document).

Affiant Signature

4/3/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries