Karen Johnson Davidson County
Batch # 1404632 DEEDQC
04/13/2026 09:26:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 7th day of April 2026.

Notary Public
My Commission Expires: 02/28/2027

MEGAN TULL THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

[Return Mail To:]
This Instrument Prepared By:
Megan Tull Thornton, Esq.
809 S. Main Street
Columbia, Tennessee 38401

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
NashFrank Properties, LLC 3026 Halenwool Circle Franklin, Tennessee 37067	Same	104-12-0C-311.00

For and in consideration of the sum of zero & no/100 ($0.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **John V. Giardinelli and Kristy S. Giardinelli, as Trustees of the John Victor Giardinelli and Kristy Suzann Giardinelli 1995 Family Declaration of Trust dated February 27, 2026**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **NashFrank Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit No. 101 on the Horizontal Property Regime for the Villages at Acklen, as created by that certain Master Deed of record in Instrument No. 20051221-0152869 as amended in Instrument No. 20060112-0004705, Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to John V. Giardinelli and Kristy S. Giardinelli, as Trustees of the John Victor Giardinelli and Kristy Suzann Giardinelli 1995 Family Declaration of Trust dated February 27, 2026, by Deed from JK Investments, LLC, a California limited liability company, recorded March 10, 2026, of record in Instrument No. 20260310-0018800, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2110 Acklen Avenue, 101, Nashville, TN 37212.

THIS QUIT CLAIM DEED IS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE OPINION, A TITLE SEARCH, OR ANY OTHER INDEPENDENT RESEARCH.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of April 2026.

John Victor Giardinelli and Kristy Suzann Giardinelli
1995 Family Declaration of Trust

_____, Trustee
By: John V. Giardinelli, Trustee

_____, Trustee
By: Kristy S. Giardinelli, Trustee

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, Megan Tull Thornton, a Notary Public in and for said County and State, the within named, John V. Giardinelli, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and official seal at Columbia, Tennessee, this 7th day of April 2026.

_____
Notary Public

My Commission Expires: 02/28/2027

MEGAN TULL THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, Megan Tull Thornton, a Notary Public in and for said County and State, the within named, Kristy S. Giardinelli, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and official seal at Columbia, Tennessee, this 7th day of April 2026.

Megan Tull Thornton
Notary Public

My Commission Expires: 02/28/2027

