THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Cynthia Rizzitello
John Rizzitello
1420 Roberts Avenue
Nashville, TN 37206

Send Tax Bill to:
Owner

Map-Parcel Numbers:
083-02-0-098.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2026.

Notary Public

My Commission Expires:
1/15/2030

JENNIFER CROWELL LEWIS COUNTY STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Cynthia Rizzitello and John Rizzitello, Trustees of the Cynthia Rizzitello and John Rizzitello Living Trust dated February 2, 2026, and any amendments thereto.** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Cynthia Rizzitello and John Rizzitello, Wife and Husband** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1420 Roberts Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13th day of April, 2026.

Cynthia Rizzitello and John Rizzitello Living Trust dated February 2, 2026, and any amendments thereto.

Cynthia Rizzitello, Trustee

John Rizzitello, Trustee

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1405044
04/14/2026 10:01:59 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260414-0030219

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Cynthia Rizzitello**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **Cynthia Rizzitello** such Trustee.

Witness my hand and official seal on this the 13th day of April, 2026.

My Commission Expires:
1/15/2030

Jennifer Crowell
Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John Rizzitello**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Revocable Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **John Rizzitello** such Trustee.

Witness my hand and official seal on this the 13th day of April, 2026.

My Commission Expires:
1/15/2030

Jennifer Crowell
Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of the Subdivision of the Robert Property, as of record in Book 421, Page 81, Register's Office for said County, together with a part of the 15 feet alley in the rear of said lot, as shown on said plan and which alley was closed by City Ordinance No. 46-409, of the City of Nashville.

Said Lot and part of alley, as closed, fronts 50 feet on the Southerly side Roberts Avenue and run back between parallel lines 188 feet more or less to the Northerly margin of Sharpe Avenue, formerly Weakley Avenue.

Being the same property conveyed to Cynthia Rizzitello and John Rizzitello, Trustees of the Cynthia Rizzitello and John Rizzitello Living Trust dated February 2, 2026, and any amendments thereto. by Quitclaim Deed from Cynthia Rizzitello and John Rizzitello, wife and husband, dated February 2, 2026, of record in Instrument No. 20260304-0017175, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia Rizzitello and John Rizzitello, wife and husband by Warranty Deed from Pointer Properties, LLC, a Tennessee limited liability company, dated March 24, 2021, of record in Instrument No. 20210326-0040175, said Register's Office for Davidson County, Tennessee.