Prepared by, and after recording return to:
Maria Teresa Diolola
397 South Downs Circle
Goodlettsville, TN 37072

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Karen Johnson Davidson County
Batch# 1409748 DEEDQC
04/22/2026 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260422-0033217

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maria Diolola**, a married woman, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **Maria Teresa Diolola, Trustee and her successors in trust of the Maria T. Diolola Revocable Living Trust dated March 13, 2026**, hereinafter "Grantees", their successors and assigns forever, all of Grantors' rights in the following lands and property, together with all improvements located thereon, lying in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Final Plat, Parkview Preserve, Phase 1B, of record in Instrument No. 20190702-0064469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Deed from Parkview Preserve Holding LP, a Delaware limited partnership, dated September 18, 2020, of record in Instrument No. 20200921-0107748, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Parkview Preserve Holding LP, a Delaware limited partnership, by Special Warranty Deed from Evelyn Banner Sutton, an individual, dated January 24, 2018, of record in Instrument No. 20180125-0007940, Register's Office for Davidson County, Tennessee, and further conveyed to Parkview Preserve Holding LP, a Delaware limited partnership, by Quitclaim Deed from Evelyn Banner Sutton, dated January 24, 2018, of record in Instrument No. 20180125-0007943, Register's Office for Davidson County, Tennessee.

Property Tax ID: 025-08-0A-083.00

Commonly Known As: 397 South Downs Circle, Goodlettsville, Tennessee 37072

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Special Warranty Deed recorded in the office of the Register of Deeds of Davidson County, state of Tennessee: Instrument Number 20210128-0012547.

WITNESS Grantor(s) hand(s) this the 13 day of March, 2026.

Maria Diolola, Grantor

State of Tennessee
County of Sumner

On this 13 day of March, 2025, before me personally appeared Maria Diolola, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13 day of ~~20~~ JBS March, 2026.

Notary's Signature

(Seal)

My commission expires: Aug. 20, 2029

JB SHANK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

OATH OF CONSIDERATION

I hereby swear that the actual consideration or value, whichever is greater, for this transfer is $_____. This is an exempt transfer of real estate by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor - Tenn. Code Ann. § 67-4-409(a)(3)(F).

This 13 day of March, 2026.

Maria Diolola, Affiant

State of Tennessee
County of Sumner

On this 13 day of March, 2026, before me personally appeared Maria Diolola, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13 day of March, 2026.

Notary's Signature

Seal

JB SHANK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: Aug. 20, 2029

Grantor(s) Name, Address, phone:
Maria Diolola
397 South Downs Circle
Goodlettsville, TN 37072

Grantee(s) Name, Address, phone:
Maria Teresa Diolola
397 South Downs Circle
Goodlettsville, TN 37072
SEND TAX STATEMENTS TO GRANTEE

Certificate of Authenticity

I, Maria Diolola, 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 13, 2026.

Affiant Signature

March 13, 2026
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 13 day of March, 2026.

Notary's Signature

My Commission Expires: Aug. 20, 2029

Notary's Seal (if on paper)

