Karen Johnson Davidson County
Batch# 1410466 DEEDQC
04/23/2026 01:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260423-0034326

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067
File No. 202611282

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 22 day of April, 2026.
My Commission Expires: 5-16-27

Notary Public

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
NashFrank Properties, LLC	**New Owner**	
2110 Acklen Avenue, Unit 101		**104-12-0C-311.00**
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **John Victor Giardinelli and Kristy S. Giardinelli, as Trustees of the John Victor Giardinelli and Kristy Suzann Giardinelli 1995 Family Declaration of Trust dated February 13, 2026,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **NashFrank Properties, LLC, a Tennessee Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, 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 Victor Giardinelli and Kristy S. Giardinelli, as Trustees of the John Victor Giardinelli and Kristy Suzann Giardinelli 1995 Family Declaration of Trust dated February 13, 2026 by deed from JK Investments, LLC, a California limited liability company, dated February 27, 2026, of record in Instrument No. 20260310-0018800, Register's Office for Davidson County, Tennessee.

Being also known as 2110 Acklen Avenue, Unit 101, Nashville, TN 37212.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Witness my hand this 22 day of April, 2026

John Victor Giardinelli and Kristy S. Giardinelli, as Trustees of the John Victor Giardinelli and Kristy Suzann Giardinelli 1995 Family Declaration of Trust dated February 13, 2026

John Victor Giardinelli, Trustee

Kristy S. Giardinelli, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Victor Giardinelli and Kristy S. Giardinelli,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustees** of **the John Victor Giardinelli and Kristy Suzann Giardinelli 1995 Family Declaration of Trust dated February 13, 2026.**

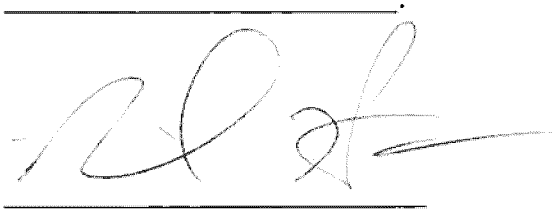
Witness my hand and official seal this 22 day of April, 2026.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Certificate of Authenticity

I, Nick Harris, 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 **4/22/26**.



Affiant Signature

4/22/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **April**, 20**26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

