Karen Johnson
Batch # 1421591
05/18/2026 09:02:19 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260518-0044111

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
SPEARS, MOORE, REBMAN & WILLIAMS, P.C.
P. O. BOX 1749
CHATTANOOGA, TN 37401-1749

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:
Dominic B. Latello and Janese Campbell Latello, Trustees U/A Latello Family Joint Revocable Trust dated May 1, 2026	Same
1050 Granbery Park Drive	
Brentwood, TN 31816	
PARCEL NUMBER: 160 12 0 A 023 00 CO	

QUITCLAIM DEED

In consideration of the sum of One Dollar ($1.00), cash in hand paid, and other non-monetary consideration which is hereby acknowledged, we, **DOMINIC B. LATELLO** and **JANESE CAMPBELL LATELLO**, ("Grantors"), do hereby sell, transfer, convey and forever quitclaim unto **DOMINIC B. LATELLO AND JANESE CAMPBELL LATELLO, TRUSTEES U/A LATELLO FAMILY JOINT REVOCABLE TRUST DATED MAY 1, 2026** (hereinafter "Grantees"), all of Grantors' right, title and interest in and to the following described real estate:

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. 23 on the Final Plat of Granbery, of record in Instrument No 20180531-0051923, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the property conveyed to Turnberry Homes, L.L.C., a Tennessee limited liability company, by Special Warranty Deed dated May 24, 2017, from Charles G. Cornelius, individually, and as Co-Trustee of the James T. Granbery, Jr. Family Trust U/W of James T. Granbery, Jr., and Susan C. West, individually, and as Co-Trustee of the James T. Granberry, Jr. Family Trust U/W of James T. Granbery, Jr., and Llewellyna Cornelius, individually and as Trustee of The Llewellyna Cornelius Living Trust U/A dated August 30, 2005, of record in Instrument No. 20170526-0052609; and by Quitclaim Deed dated May 24, 2017, from Charles G. Cornelius, individually, and as Co-Trustee of the James T. Granbery, Jr. Family Trust U/W of James T. Granbery, Jr., and Susan C. West, individually, and as Co-Trustee of the James T. Granberry, Jr.

Family Trust U/W of James T. Granbery, Jr., and Llewellyna Cornelius, individually and as Trustee of The Llewellyna Cornelius Living Trust U/A dated August 30, 2005, joined by Melinda G. Cornelius, of record in Instrument No. 20170526-0052610; by Quitclaim Deed dated May 24, 2017, from Cornelius-Granbery Properties, LP, a Tennessee limited partnership, of record in Instrument No. 20170526-0052611; and by Special Warranty Deed dated October 21, 2019, from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20191022-0107950; all of record in the Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20180531-0051923, Register's Office for Davidson County, Tennessee;

2) Declaration of Easements, Covenants, Conditions and Restrictions for Granbery, of record in Instrument No. 20180509-0044504, Register's Office for Davidson County, Tennessee;

3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5512, Page 169, Register's Office for Davidson County, Tennessee;

4) Rights of others in and to the cemeteries located on said property, including rights of ingress and egress thereto;

5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170921-0096662, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year and any subsequent years will be paid by the Grantees herein.

This improved property, known as: 1050 Granbery Park Drive, Brentwood, TN 37027.

GRANTORS AND GRANTEES ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THEM. NO TITLE EXAMINATION HAS BEEN MADE, AND SPEARS, MOORE, REBMAN & WILLIAMS, P.C. SHALL HAVE NO LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION.

WITNESS my hand on this 3rd day of May, 2026.

(Dominic B. Latello)

GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of May, 2026, before me personally appeared Dominic B. Latello, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

HENRY WILLIAM MAUER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Notary Public

My commission expires: 01-22-2029

(Janese Campbell Latello)

GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of May, 2026, before me personally appeared Janese Campbell Latello, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

HENRY WILLIAM MAUER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Notary Public

My commission expires: 01-22-2029

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, pursuant to T.C.A. §67-4-409 is $0.00.

(Dominic B. Latello, Trustee)
AFFIANT

Subscribed and sworn to before me on this the 3rd day of May, 2026.

Notary Public
My commission expires: 01-22-2029

HENRY WILLIAM MAUER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

(Janese Campbell Latello, Trustee)
AFFIANT

Subscribed and sworn to before me on this the 3rd day of May, 2026.

Notary Public
My commission expires: 01-22-2029

HENRY WILLIAM MAUER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

GRANTORS AND GRANTEES ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THEM. NO TITLE EXAMINATION HAS BEEN MADE, AND SPEARS, MOORE, REBMAN & WILLIAMS, P.C. SHALL HAVE NO LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION.